

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

---

# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2009

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name:** Kokomo Housing Authority    **PHA Number:** IN007

**PHA Fiscal Year Beginning:** 01/2009

**PHA Programs Administered:**

☒ **Public Housing and Section 8**

Number of public housing units: 556

Number of S8 units: 649

☐ **Section 8 Only**

Number of S8 units:

☐ **Public Housing Only**

Number of public housing units:

☐ **PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: The Housing Authority of the City of Kokomo will proactively and efficiently work for the betterment of our community by providing clean, safe, affordable housing; training; and opportunities for personal growth to eligible individuals and families regardless of race, color, national origin, sex, familial status, and disability.

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- ☒ PHA Goal: Expand the supply of assisted housing  
Objectives:
- ☐ Apply for additional rental vouchers:
  - ☒ Reduce public housing vacancies:
  - ☐ Leverage private or other public funds to create additional housing opportunities:
  - ☒ Acquire or build units or developments
  - ☐ Other (list below)
- ☒ PHA Goal: Improve the quality of assisted housing  
Objectives:
- ☒ Improve public housing management: (PHAS score)
  - ☒ Improve voucher management: (SEMAP score)
  - ☒ Increase customer satisfaction:
  - ☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- ☒ Renovate or modernize public housing units:
- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☐ Other: (list below)

☒ PHA Goal: Increase assisted housing choices

Objectives:

- ☒ Provide voucher mobility counseling:
- ☒ Conduct outreach efforts to potential voucher landlords
- ☐ Increase voucher payment standards
- ☐ Implement voucher homeownership program:
- ☐ Implement public housing or other homeownership programs:
- ☐ Implement public housing site-based waiting lists:
- ☐ Convert public housing to vouchers:
- ☐ Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

☒ PHA Goal: Provide an improved living environment

Objectives:

- ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☒ Implement public housing security improvements:
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☒ Other: **Smoke Free Housing Environment**

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☒ Increase the number and percentage of employed persons in assisted families:
- ☒ Provide or attract supportive services to improve assistance recipients' employability:
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

## **HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
- ☐ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - ☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - ☐ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - ☐ Other: (list below)

### **Other PHA Goals and Objectives: (list below)**

#### **Re: LIPH and HCVP**

The Low Rent and HCVP policies/programs that will enable the Kokomo Housing Authority to serve the needs of children and adult victims of domestic violence, dating violence, sexual assault or stalking are:

See Local Preferences – Referrals from a local agency

- A. The ACOP and Administrative Plan currently states that, “any actual or threatened physical violence directed against the applicant or the applicant’s family by a spouse or other household member who lives in the unit with a family is a local preference.”
- B. Cooperate with local law enforcement regarding witness protection issues (i.e., victim Of VAWA (Violence Against Women Act) for current residents of LIPH and HCVP.
- C. Portability (HCVP) or changes of location of a current resident.
- D. Staff will report any indications of child abuse to the Child Protection Agency in our Community.
- E. The Kokomo Housing Authority have developed a program to educate families on the VAWA (Violence Against Women Act).

**Annual PHA Plan**  
**PHA Fiscal Year 2008**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.



**Standard Plan**



**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

**Asset Management Programs**

**AMP-01**

We will have numerous projects in progress at Dunbar Court, 7-2, i.e. refinishing and/or replacing countertops, second phase; we will also continue with replacing entry/interior doors; old furnaces will also continue to be replaced with new energy efficient furnaces in phase II. One of our elderly developments, Terrace Tower, 7-3, will have replacement washers and dryers; repair and/or replace front and back entry doors; and the trash compactor will be replaced. At our second elderly project, Civic Center Tower, 7-4, heat pumps will be replaced as well as replacement and/or repair of the trash compactor. Various work items are planned for the scattered sites that are a part of this AMP, i.e. furnace replacement; siding replacement; bath tub and garage door replacement. A few of the homes will also need gutters and downspout replacement; water heaters, exterior/storm door, replacement, etc. At our newer project, Superior Street Apartments, 7-9, our primary concern at this time is landscaping. On an AMP wide projection, we see sidewalk and driveway repairs as a major expense as well as replacing locks and cores for out dated locks.

**AMP-02**

A major undertaking planned for this year is to begin the first phase of a three phase roof replacement project at our oldest development, 7-1, Garden Square Apartments. Water softener replacement, interior door replacement and storm door replacement are also included in this years' Plan. For Pine Valley Apartments, 7-5, we will focus on exterior lighting, which is a safety concern. Additionally, replacement of bathtubs and vanities is planned. We will also replace door locks on the patio doors. The scattered sites in this AMP have numerous improvements planned, i.e. energy efficient furnaces, water heaters, gutters and down spouts, siding replacement, door replacement, garage door replacement, etc. Again, on an AMP wide basis, sidewalk/driveway repairs will be a costly work item along with lighting improvements and landscaping.

\*\*\*\*\*

We continue to work with the Kokomo Police Department and its Crime Watch Program in an effort to provide safer communities for our residents. This additional service, which is over and above the basic services provided for in the Cooperation Agreement, is funded with

**Capital Fund Grant monies. (We look forward to the return of the Drug Elimination Grant Fund which was used for additional security issues.)**

**We have an ongoing LIPH Homeownership Program and a Section Eight Homeownership Program. We look forward to closing on a minimum of ten (10) properties this year. We also look forward to the development of additional new housing units.**

**KHA adopted a “No Smoking” Policy, effective January 2008. Residents were notified and participated in meetings in June 2007. Though we met with some resistance, the policy is in place and appears to be somewhat successful. Smoking is allowed on the grounds, however, only in designated spaces. Residents are prohibited from smoking in their units and within a stated distance from their entrance doors. Violators will be addressed as per policy adopted by the Board of Commissioners.**

**Local government continues to support and encourage our efforts and is working to improve the quality and quantity of affordable housing in this community.**

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

#### **Table of Contents**

	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary	1-2
ii. Table of Contents	2
1. Housing Needs	6-11
2. Financial Resources	11-12
3. Policies on Eligibility, Selection and Admissions	12-20
4. Rent Determination Policies	21-25
5. Operations and Management Policies	25-26
6. Grievance Procedures	26-27
7. Capital Improvement Needs	27-28
8. Demolition and Disposition	29
9. Designation of Housing	29-30
10. Conversions of Public Housing	30-31
11. Homeownership	32-34
12. Community Service Programs	34-36
13. Crime and Safety	36-38
14. Pets (Inactive for January 1 PHAs)	38
15. Civil Rights Certifications (included with PHA Plan Certifications)	38
16. Audit	38
17. Asset Management	39
18. Other Information	39-41



## Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

### Required Attachments:

- ☒ A Admissions Policy for Deconcentration
- ☒ B List of Resident Advisory Board Members
- ☒ C List of Resident Board Member
- ☒ D Community Service Description of Implementation
- ☒ E Information on Pet Policy
- ☒ F Substantial Deviation and significant Amendment or Modification

### Optional Attachments:

- ☒ G PHA Management Organizational Chart
- ☒ H FY 2009 Capital Fund Program and 5 Year Action Plan
  - ☒ I Capital Fund Program Grant No. IN36P00750108 Revised Annual Statement
  - ☒ J Capital Fund Program Grant No. IN36P00750107 Performance and Evaluation Report for the period ending June 30, 2008
  - ☒ K Capital Fund Program Grant No. IN36P00750106 Performance and Evaluation Report for the period ending June 30, 2008
  - ☒ L Capital Fund Program Grant No. IN36P00750105 Performance and Evaluation Report for the period ending June 30, 2008
- ☐ Other (List below, providing each attachment name)

## Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans

X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents  <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development  <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies  <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures  <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures  <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs

	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	KHA Pet Policy	Annual Plan - Pets

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford- ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access- ibility</b>	<b>Size</b>	<b>Loca- tion</b>
Income <= 30% of AMI	265	5	3	3	1	2	1
Income >30% but <=50% of AMI	51	5	3	3	1	2	1
Income >50% but <80% of AMI	3	3	1	1	1	2	1
Elderly	38	5	3	2	3	1	1
Families with Disabilities	42	5	4	3	2	3	1
Race/ethnicity White	200						
Race/ethnicity Hispanic	10						
Race/ethnicity African American	108						
Race/ethnicity Asian	1						

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s  
Indicate year: **2008**
- ☐ U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- ☐ American Housing Survey data  
Indicate year:

- ☐ Other housing market study  
Indicate year:
- ☒ Other sources: **KHA Section 8 and Low Rent Waiting List 06/2008**

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input checked="" type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	326		293
Extremely low income <=30% AMI	311	95%	
Very low income (>30% but <=50% AMI)	14	4%	
Low income (>50% but <80% AMI)	1	1%	
Families with children	233	71%	
Elderly families	4	1%	
Families with Disabilities	17	5%	
Race/ethnicity- White	207	63%	
Race/ethnicity- African-American	108	33%	
Race/ethnicity- Hispanic	10	3%	
Race/ethnicity- Asian	1	1%	

Characteristics by Bedroom Size (Public Housing Only)			
1BR	79	46%	79
2 BR	57	33%	104
3 BR	35	20%	27
4 BR	2	1%	1
5 BR			
5+ BR			

Is the waiting list closed (select one)? ☒ No ☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

#### Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☐ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☐ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

- ☐ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☐ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☐ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☒ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☐ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☐ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- ☐ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☐ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☐ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community



- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☐ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2008 grants)</b>		
a) Public Housing Operating Fund	\$1,558,928.00	PH Operations
b) Public Housing Capital Fund	\$ 800,832.00	Grant Activities
c) HOPE VI Revitalization	\$ .00	
d) HOPE VI Demolition	\$ .00	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$3,059,537.00	Section 8 HAP/Operations
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$ .00	
g) Resident Opportunity and Self-Sufficiency Grants	\$ 83,836.00	Grant Activities
h) Community Development Block Grant	\$ .00	
i) HOME	\$ .00	
Other Federal Grants (list below)		

<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
2006 PH Capital Fund	\$ 76,665.00	
2007 PH Capital Fund	\$ 489,765.00	
<b>3. Public Housing Dwelling Rental Income</b>		
<b>4. Other income (list below)</b>		
Interest	\$ 17,000.00	
Interest	\$ 29,230.00	
Tenant Charges	\$ 51,090.00	
Laundry Income	\$ 15,240.00	
Vending, Misc.	\$ 760.00	
<b>Non-Dwelling Rental</b>	\$ 3,900.00	
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	\$6,922,143.00	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

#### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☒ Other: **At time of application and lease up**

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☐ Other (describe)

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

## **(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☒ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
- ☐ PHA development site management office
- ☐ Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? **Seven (7)**

2. ☐ Yes ☒ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3. ☒ Yes ☐ No: May families be on more than one list simultaneously  
If yes, how many lists? **All that apply, i.e., dependent upon need for 1 BR, 2BR, etc.**

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☒ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

### **(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☒ One
- ☐ Two
- ☐ Three or More

- b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

### **(4) Admissions Preferences**

- a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

- b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
- ☒ Overhoused
- ☒ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☒ Resident choice: (state circumstances below) **e.g., financial hardship**
- ☐ Other: (list below)

- c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability; veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ Welfare to work
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

☒ #5 Date and Time

Former Federal preferences:

- ☒ #2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence; victims of reprisal or hate crime; violence against women
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences (select all that apply)

- ☒ #1 Working families and those unable to work because of age or disability; veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☒ #4 Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)

- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ #3 Welfare to work
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☐ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☒ At family request for revision
- ☐ Other (list)

**(6) Deconcentration and Income Mixing**

a. ☐ Yes ☒ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site based waiting lists  
If selected, list targeted developments below:
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:

- ☐ Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- ☐ Other (list policies and developments targeted below)
- d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.  
**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Eligibility**

- a. What is the extent of screening conducted by the PHA? (Select all that apply)
- ☒ Criminal or drug-related activity only to the extent required by law or regulation
- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)

- b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (Select all that apply)
- ☒ Criminal or drug-related activity
- ☐ Other (describe below)

## **(2) Waiting List Organization**

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- ☐ Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (Select all that apply)
- ☒ PHA main administrative office
- ☐ Other (list below)

## **(3) Search Time**

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

**Exception given to: Elderly, disabled, hard to house**

## **(4) Admissions Preferences**

- a. Income targeting
- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?



b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☒ Working families and those unable to work because of age or disability; veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ #3 Welfare to work
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- ☒ #5 Date and Time

Former Federal preferences

- ☒ #2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence; victims of reprisal or hate crime; violence against women
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences (select all that apply)

- ☒ #1 Working families and those unable to work because of age or disability; veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☒ #4 Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ #3 Welfare to work
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

### **(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
- ☒ Briefing sessions and written materials
- ☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☒ Through published notices
- ☒ Other (list below) **U.S. Mail**

## **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

#### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0  
☐ \$1-\$25  
☒ \$26-\$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

- (a) Evidence that the family has exhausted all efforts to obtain assistance from community resources, (i.e., United Way Information and Referral, Township Trustee, Rescue Mission, Salvation Army, etc.)
- (b) Evidence that the family is in the process of establishing Public Assistance and/or Social Security Disability, (i.e., statement from Social Security/Indiana Social Security, State Welfare for Howard County, or Attorney showing that their application is being processed).
- © Evidence that family has been denied disability (denial letter by Social Security even though a physician's statement indicates a physical or emotional disability is present).
- (d) The family would be evicted as a result of the imposition of the minimum rent requirement.
- (e) The income of the family has decreased because of changed circumstances.  
Including:

- (1) Loss of employment
- (2) Death in the family
- (3) Other circumstances as determined by the PHA or HUD

c. Rents set at less than 30% of adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:
- d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☒ For the earned income of a previously unemployed household member
- ☒ For increases in earned income
- ☐ Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
- ☐ Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95<sup>th</sup> percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☐ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- ☒ Other (list below) **Within ten (10) days of occurrence**

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## **(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing
- ☒ Survey of rents listed in local newspaper
- ☒ Survey of similar unassisted units in the neighborhood
- ☐ Other (list/describe below)

## **B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR  
☐ 100% of FMR  
☒ Above 100% but at or below 110% of FMR  
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area  
☐ The PHA has chosen to serve additional families by lowering the payment standard  
☐ Reflects market or submarket  
☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area  
☒ Reflects market or submarket  
☒ To increase housing options for families  
☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually  
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families  
☒ Rent burdens of assisted families  
☐ Other (list below)

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0  
☐ \$1-\$25  
☒ \$26-\$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

(a) Evidence that the family has exhausted all efforts to obtain assistance from community resources, (i.e., United Way Information and Referral, Township Trustee, Rescue Mission, Salvation Army, etc.)

- (b) Evidence that the family is in the process of establishing Public Assistance and/or Social Security Disability, (i.e., statement from Social Security/Indiana Social Security, State Welfare for Howard County, or Attorney showing that their Application is being processed).
- © Evidence that family has been denied disability (denial letter by Social Security, even though a physician's statement indicates a physical or emotional disability is present.
- (d) The family would be evicted as a result of the imposition of the minimum rent requirement.
- (e) The income of the family has decreased because of changed circumstances, including:
  - (1) Loss of employment
  - (2) Death in the family
  - (3) Other circumstances as determined by the PHA or HUD

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached.
- ☐ A brief description of the management structure and organization of the PHA follows:

### **B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	556	25%
Section 8 Vouchers	630	15%
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		

Other Federal Programs(list individually)		

### **C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)

**Personnel Policy – Management/Maintenance**

**Emergency – Management**

**Ethics Policy – Management**

**Grievance Policy – Management**

**Union Contract AFSCME – Maintenance**

**Extermination Contract – Maintenance**

**Procurement Policy – Maintenance**

**Risk Assessment - Maintenance**

- (2) Section 8 Management: (list below)

**1. Administrative Plan**

**2. Personnel Policy**

**3. Ethics Policy**

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### **A. Public Housing**

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office  
☐ PHA development management offices  
☐ Other (list below)



## B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office  
☒ Other (list below)

**Section 8 Main Office**

## 7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

## A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

### (1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- ☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan as Attachment **H Original Annual Statement (in007h01)**

-or-

- ☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

### (2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (H)

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

## **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

☐ Yes ☒ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:

☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

### 2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

## **9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each

development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

**2. Activity Description**

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1. ☐ Yes ☒ No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

## 2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☒ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☒ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: <b>Scattered Sites</b>
1b. Development (project) number: <b>IN007007</b>
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <b>(January 21, 2004)</b>
5. Number of units affected: <b>23</b>
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: <b>Scattered Sites</b>	
1b. Development (project) number: <b>IN007008</b>	
2. Federal Program authority:	
<input type="checkbox"/>	HOPE I
<input type="checkbox"/>	5(h)
<input type="checkbox"/>	Turnkey III
<input checked="" type="checkbox"/>	Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	
<input checked="" type="checkbox"/>	Approved; included in the PHA's Homeownership Plan/Program
<input type="checkbox"/>	Submitted, pending approval
<input type="checkbox"/>	Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <b>(January 21, 2004)</b>	
6. Number of units affected: <b>20</b>	
6. Coverage of action: (select one)	
<input type="checkbox"/>	Part of the development
<input checked="" type="checkbox"/>	Total development

## B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

### 2. Program Description:

#### a. Size of Program

- ☐ Yes ☒ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants  
☐ 26 - 50 participants  
☐ 51 to 100 participants  
☐ more than 100 participants

b. PHA-established eligibility criteria

- ☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?  
If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component.  
Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

- ☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? **07/19/04**

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals  
☒ Information sharing regarding mutual clients (for rent determinations and otherwise)  
☐ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families  
☐ Jointly administer programs  
☐ Partner to administer a HUD Welfare-to-Work voucher program  
☐ Joint administration of other demonstration program  
☐ Other (describe)

### **B. Services and programs offered to residents and participants**

#### **(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies  
☐ Public housing admissions policies  
☐ Section 8 admissions policies  
☐ Preference in admission to section 8 for certain public housing families  
☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA  
☒ Preference/eligibility for public housing homeownership option participation  
☒ Preference/eligibility for section 8 homeownership option participation  
☐ Other policies (list below)



b. Economic and Social self-sufficiency programs

☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

Services and Programs				
Program Name & Description(including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Sect. 32 Homeownership Public Housing</i>	<i>43</i>	<i>Specific</i>	<i>PHA Main</i>	<i>Both</i>
<i>Housing Choice vouchers (FSS)</i>	<i>50</i>	<i>Specific</i>	<i>PHA Main</i>	<i>Section 8</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2007 Estimate)	Actual Number of Participants (As of: 06/30/08)
Public Housing	0	8
Section 8	0	25

b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

### C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

### D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

## 13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

### A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti

- ☒ Resident reports
- ☐ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

**IN007001 Garden Square**

**IN007005 Pine Valley**

**IN007002 Dunbar Court**

## **B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☒ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

**IN007001 Garden Square**

**IN007005 Pine Valley**

**IN007002 Dunbar Court**

## **C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents
- ☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

**IN007001 Garden Square**

**IN007005 Pine Valley**

**IN007002 Dunbar Court**

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?

☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**SEE ATTACHMENT E**

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?

(If no, skip to component 17.)

2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?

3. ☒ Yes ☐ No: Were there any findings as the result of that audit?

4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_

5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- ☒ Not applicable
  - ☐ Private management
  - ☐ Development-based accounting
  - ☐ Comprehensive stock assessment
  - ☐ Other: (list below)
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- ☐ Attached at Attachment (File name)
  - ☐ Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
  - ☐ The PHA changed portions of the PHA Plan in response to comments  
List changes below:
  - ☐ Other: (list below)

## B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

### 3. Description of Resident Election Process

#### a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

#### b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

#### c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

## C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

### 1. Consolidated Plan jurisdiction: **City of Kokomo, Indiana**

#### 2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- ☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

**“The City of Kokomo also will continue coordination with the Kokomo Housing authority and other housing service providers in the community to help alleviate housing problems and to create more affordable, decent and sanitary housing, while addressing the needs of homeless persons, special needs populations and non-housing community development needs.”**

#### **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

#### **Attachments**

**Brief Statement of the PHA’s progress in the Mission and Goals Described in the 5-Year Plan:**

**(Please refer to the Executive Summary in the PHA Plan)**

# **ATTACHMENT A**

**in007a01**

## **DECONCENTRATION OF POVERTY AND INCOME MIXING**



## **Attachments**

Use this section to provide any additional attachments referenced in the Plans.

### **(A) Deconcentration of Poverty and Income Mixing**

- a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. ☐ Yes ☒ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

#### **DECONCENTRATION OF POVERTY AND INCOME-MIXING**

The PHA's admission policy is designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects.

Gross annual income is used for income limits at admission and for income-mixing purposes.

Skipping of a family on the waiting list specifically to reach another family with a lower or higher income is not to be considered an adverse action to the family. Such skipping will be uniformly applied until the target threshold is met.

The PHA will use the gathered tenant income information in its assessment of its public housing developments to determine the appropriate designation to be assigned to the project for the purpose of assisting the PHA in its deconcentration goals.

If the PHA's annual review of tenant incomes indicates that there has been a significant change in the tenant income characteristics of a particular project, the PHA will evaluate the changes to determine whether, based on the PHA methodology of choice, the project needs to be re-designated as a higher or lower income project or shelter or the PHA has met the de-concentration goals, and the project needs no particular designation.

## **Deconcentration and Income-Mixing Goals**

Admission policies related to the deconcentration efforts of the PHA do not impose specific quotas. Therefore, the PHA will not set specific quotas, but will strive to achieve de-concentration and income-mixing in its developments.

The PHA's income-mixing goal is a long-range goal and may not be achieved in the first year of implementation. The PHA will use tenant incomes to provide benchmarks for the PHA.

Targeting capital improvements toward developments with an average income below the established income range (EIR) to encourage applicant families whose income is above the EIR to accept units in those developments.

## **Project Designation Methodology**

Skipping of families for deconcentration purposes will be applied uniformly to all families.

**The PHA will not place families in a particular development if the placement will have a negative effect on the PHA's deconcentration goals. However, if there are insufficient families on the waiting list or transfer list, under no circumstances will a unit remain vacant longer than necessary.**

**ATTACHMENT B**

**in007b01**

**MEMBERSHIP OF THE RESIDENT  
ADVISORY BOARD**

**(B) MEMBERSHIP OF THE RESIDENT ADVISORY BOARD**

No members at the present time.

# **ATTACHMENT C**

**in007c01**

## **RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD**

## **(C) RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD**

Name: Ida Wolfe

Method of Selection: Appointed by Mayor

Term of Appointment: January 1, 2006 through December 31, 2009

First term began January 1, 1994

# **ATTACHMENT D**

**in007d01**

## **COMMUNITY SERVICE DESCRIPTION OF IMPLEMENTATION**

## **(D) Community Service Description of Implementation**

### **OUTLINE FOR COMMUNITY SERVICE**

- 1) Each resident 18 years or older has a community service folder made before recertification.
- 2) At the beginning of each month a new Community Service United Way Opportunity letter is printed.
- 3) When a tenant comes in for recertification, that tenants folder is pulled with all past and present community service information and hours are calculated.
- 4) The tenant is informed of how many hours are owed, and told that all hours must be completed before the next recertification or he/she may be evicted.
- 5) Every three months following the recertification, the tenant is sent a letter. This letter contains how many hours are still owed, and whether or not that particular tenant is complying with the community service program.
- 6) One month before the next recertification the tenant is sent a final letter. This letter explains that they have one month to complete all of their community service hours or their lease will not be renewed.
- 7) Hours owed are kept track of on a spreadsheet, and also kept track on this spreadsheet is the day and month to mail each three month reminder letter and the final letter, and the recertification month.
- 8) Even exempt tenants have a community service folder. The folders of non-exempt tenants are marked with a red dot to distinguish them from the others.



# **ATTACHMENT E**

**in007e01**

**PET POLICY**

## **(E) Pet Policy**

### **INTRODUCTION**

This Chapter explains the PHA's policies on the keeping of pets and any criteria or standards pertaining to the policy. The rules adopted are directly related to the legitimate interest of this PHA to provide a decent, safe, sanitary, and clean living environment for all tenants and to protect and preserve the physical condition of the property and the financial interest of the PHA.

The PHA chooses to provide rules governing the keeping of common household pets. Residents will comply with the dwelling lease which requires that no animals or pets of any kind be permitted on the premises without prior written approval of the PHA. This does not apply to animals that are used to assist persons with disabilities. Nothing in this policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are used to assist them.

### **A. MANAGEMENT APPROVAL OF PETS**

All pets must be approved in advance by the PHA management.

The pet owner must submit and enter into a Pet Agreement with the PHA.

#### **Registration of Pets**

Pets must be registered with the PHA before they are brought onto the premises. Registration includes:

Certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law and that the pet has no communicable disease(s) and is pest-free.

Dogs and cats must be spayed or neutered.

Current license for the pet in compliance with local ordinances and requirements.

Execution of a Pet Agreement with the PHA stating that the tenant acknowledges complete responsibility for the care and cleaning of the pet.

Registration must be renewed and will be coordinated with the annual recertification date.

Approval for the keeping of a pet shall not be extended pending the completion of these requirements.

## **Refusal To Register Pets**

The PHA may not refuse to register a pet based on the determination that the pet owner is financially unable to care for the pet. If the PHA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements.

The PHA will refuse to register a pet if:

- a. The pet is not a **common household pet** as defined in this policy;
- b. Keeping the pet would violate the Pet Policy;
- c. The pet owner fails to provide complete pet registration information or fails to update the registration annually;
- d. The PHA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

The notice of refusal may be combined with a notice of a pet violation.

A resident who cares for another resident's pet must notify the PHA and agree to abide by all of the pet rules in writing.

## **B. STANDARDS FOR PETS**

Pet rules will not be applied to animals that assist persons with disabilities. However the tenant must comply with state and local laws relating to their animal/pet.

### **Persons with Disabilities**

To be excluded from the pet policy, the resident/pet owner must certify:

- That there is a person with disabilities in the household;
- That the animal has been trained to assist with the specified disability; and
- That the animal actually assists the person with the disability.

### ***Types of pets Not Allowed***

***No dangerous/aggressive breed or any pet whose conduct or condition is determined to constitute, under the provisions of state or local law, a nuisance or a threat to the health or safety of other occupants of the development or of other persons in the community where the development is located will be allowed.***

**Includes but not limited to the following breeds:**

**Rottweiler**

German Shepherd

*Pit Bulls*

**Doberman Pincher**

*Chow Chow*

**Dalmatian**

### **Types of Pets Allowed**

No types of pets, other than the following, may be kept by a resident.

No more than one pet per dwelling unit will be permitted. **Exceptions are fish and birds.**

1. Dogs

Maximum number: one (1)

Maximum adult weight: 25 pounds

Must be housebroken

Must be spayed or neutered

Must have all required inoculations

Must be licensed as specified now or in the future by State law and local ordinance.

2. Cats

Maximum number: one (1)

Must be declawed

Must be spayed or neutered

Must have all required inoculations

Must be trained to use a litter box or other waste receptacle

Must be licensed as specified now or in the future by State law or local ordinance

3. Birds

***Maximum number: up to two (2)***

Must be enclosed in one (1) cage at all times.

4. Fish

Maximum aquarium size: ten (10) gallon

Must be maintained on an approved stand

### **C. PETS TEMPORARILY ON THE PREMISES**

Pets which are not owned by a tenant will not be allowed.

Residents are prohibited from feeding or harboring stray animals.

#### **D. ADDITIONAL FEES AND DEPOSITS FOR PETS**

The resident/pet owner shall be required to pay a non-refundable fee for the purpose of defraying all reasonable costs directly attributable to the presence of a dog or cat.

*Residents of Garden Square, Dunbar Court, Superior Street Apartments and Pine Valley Apartments will pay a nonrefundable initial fee of \$100.00 on or prior to the date the pet is properly registered and brought onto PHA property and a monthly fee of \$10.00 due each month thereafter.*

*(See separate addendum for Scattered Site Properties, Civic Center Towers and Terrace Towers.)*

The PHA reserves the right to change or increase the required fee by amendment to these rules.

#### **Alterations to Unit**

Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal.

#### **E. PET WASTE REMOVAL CHARGE**

All reasonable expenses incurred by the PHA, as the result of damages directly attributable to the presence of the pet, will be the responsibility of the resident including:

The cost of repairs and replacements to the dwelling unit;  
Fumigation of the dwelling unit.

#### **F. PET AREA RESTRICTIONS**

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) all pets must be kept on a leash or carried and under the control of the resident or other responsible individual at all times.

Pets are **not permitted** in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrances to and exits from the building. Additionally pets are **not permitted** on any playground areas or basketball courts.

#### **G. NOISE**

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but is not limited to, loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

## **H. CLEANLINESS REQUIREMENTS**

*All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin.*

Litter shall not be disposed of by being flushed through a toilet.

Litter boxes shall be stored inside the resident's dwelling unit.

Removal of Waste from Other Locations. The Resident/Pet Owner shall be responsible for the removal of waste from the exercise area by placing it in a sealed plastic bag and disposing of it.

**Any unit having been occupied by a dog or cat will be fumigated at the time the unit is vacated.**

The resident/pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

## **I. PET CARE**

No pet (excluding fish) shall be left unattended in any apartment for a period in excess of twelve (12) hours.

*All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.*

Residents/pet owners must recognize that other residents may have chemical sensitivities or allergies related to pets or may be easily frightened or disoriented by animals. Pet owners must agree to exercise courtesy with respect to other residents.

If pets are left unattended for twelve (12) hours or more, the PHA may enter to remove the pet and transfer it to the proper authorities. The Housing Authority accepts no responsibility for the pet under such circumstances. Cost incurred by such action, e.g. pet boarding fees, veterinarian charges, will be borne by the pet owner.

**WARNING: It is punishable by law to abandon a pet. Kokomo Housing Authority will cooperate with the appropriate authorities to identify all violators.**

## **J. RESPONSIBLE PARTIES**

The resident/pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner or by other factors that render the pet owner unable to care for the pet.

## **K. INSPECTIONS**

*Residents who have a pet are subject to more frequent inspections of their unit.*

## **L. PET RULE VIOLATIONS**

### **Pet Rule Violation Notice**

If a determination is made on objective facts supported by written statements that a resident/pet owner has violated the Pet Policy, written notice will be served.

The Notice will contain a brief statement of the factual basis for the determination and the pet rule(s) which were violated. The notice will also state:

1. That the resident/pet owner has three (3) days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation;
2. That the resident pet owner is entitled to be accompanied by another person of his or her choice at the meeting; and
3. That the resident/pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

## **M. NOTICE FOR PET REMOVAL**

If the resident/pet owner and the PHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the PHA, the PHA may serve notice to remove the pet.

The Notice shall consist of:

1. A synopsis of the informal meeting.
2. A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

## **N. TERMINATION OF TENANCY**

The PHA may initiate procedures for termination of tenancy based on a Pet Policy violation if:

The pet owner has failed to remove the pet or correct a Pet Policy violation within the time period specified; and

The Pet Policy violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

## **O. PET REMOVAL**

If the health or safety of the pet is threatened by the death or incapacity of the pet owner or by other factors that render the owner unable to care for the pet (includes pets who are poorly cared for or have been left unattended for over 12 hours), the situation will be reported to the Responsible Party designated by the resident/pet owner.

If the responsible party is unwilling or unable to care for the pet or if the PHA, after reasonable efforts, cannot contact the responsible party, the PHA may contact the appropriate State or local agency and request the removal of the pet.

## **P. EMERGENCIES**

The PHA will take all necessary steps to insure that pets which become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others are referred to the appropriate State or local entity authorized to remove such animals.

### ***ADDENDUM TO THE PET POLICY FOR SCATTERED SITE HOMES (Effective 01/01/2002)***

*In addition to the Pet Policy for Family Units the following has been added for  
Scattered Site Properties.*

## **B. STANDARDS FOR PETS**

### ***1. Dogs***

Maximum adult weight may exceed 25 pounds, with approval of the KHA Inspection Department, but not exceed 60 pounds.

## **D. ADDITIONAL FEES AND DEPOSITS FOR PETS**

**Scattered Site Properties will pay a nonrefundable initial fee of \$200.00 on or prior to the date the pet is properly registered and brought onto KHA property and a monthly fee of \$10.00 due each month thereafter.**

### ***ADDENDUM TO THE PET POLICY FOR CIVIC CENTER TOWERS AND TERRACE TOWERS (Effective 01/01/2002)***

In addition to the Pet Policy the following has been added for Civic Center Towers and Terrace Towers.

## **D. ADDITIONAL FEES AND DEPOSITS FOR PETS**

Families will pay a nonrefundable initial fee of \$50.00 on or prior to the date the pet is properly registered and brought onto KHA property and a monthly fee of \$10.00 due each month thereafter.



# **ATTACHMENT F**

**in007f01**

## **DEFINITIONS OF SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT OR MODIFICATION**

**(F) Definitions of Substantial Deviation and Significant Amendment or Modification**

After submitting the 5-Year Plan or Annual Plan to HUD, PHA policies, rules, regulations, or other aspects of the plan may be amended or modified. If the amendment or modification is a significant amendment or modification, the amendment or modification may only be adopted after meeting the full public process, RAB review, HUD approval, in accordance with Final Rule 24, CFR Part 903.

1. Basic Criteria PHA will use for determining:

A. Substantial deviation from 5-Year Plan

1. Modifications of the Annual Plan to include an item that was already set forth in the 5 Year-Plan
2. Changes adopted to reflect changes in HUD regulatory requirements

B. Significant amendment or modification to the 5-Year Plan and Annual Plan

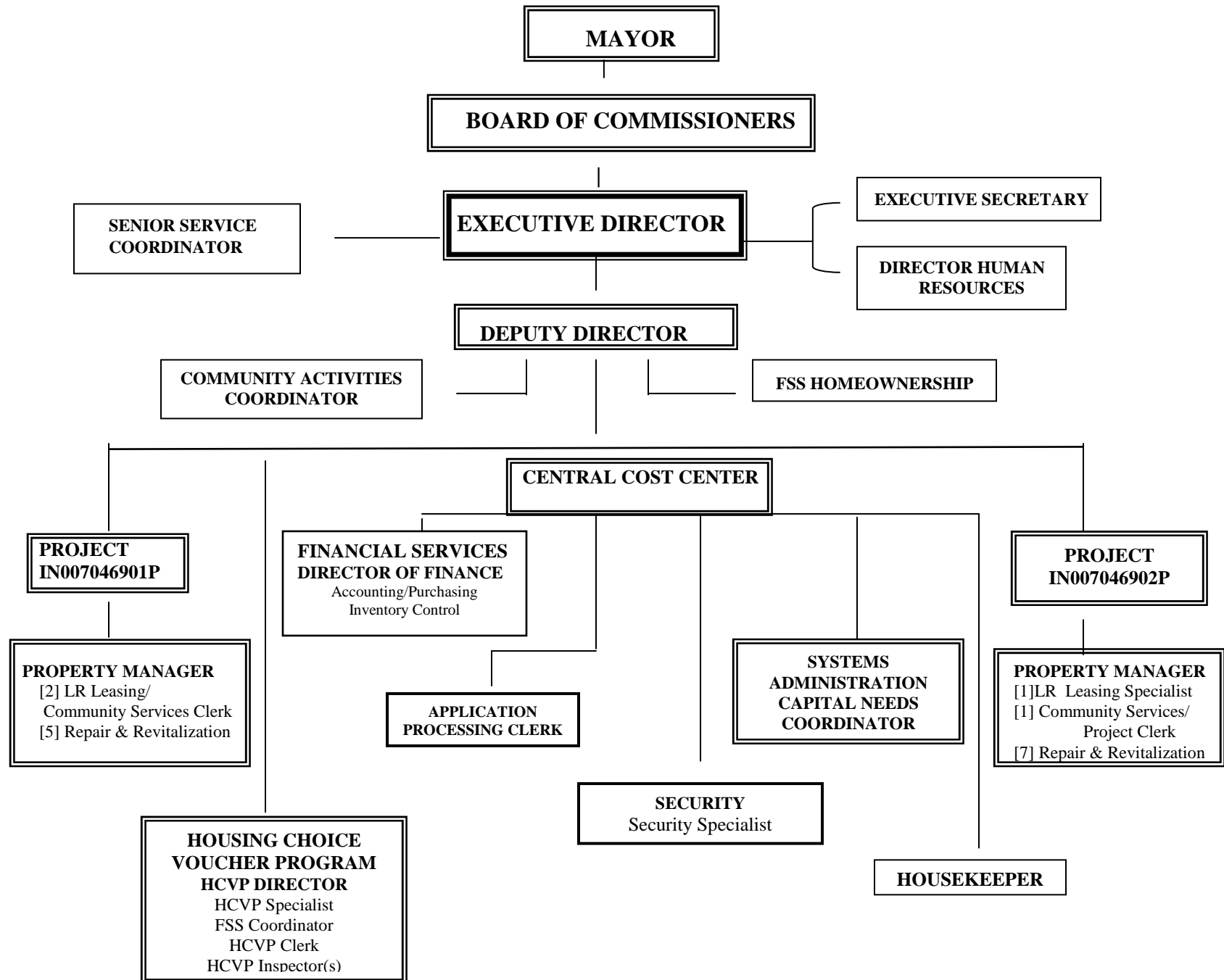
1. Changes to rent or admissions policies or organization of the waiting list;
2. Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
3. Any change with regard to demolition or disposition, homeownership programs or conversion activities.

# **ATTACHMENT G**

**in007g01**

## **PHA MANAGEMENT ORGANIZATIONAL CHART**

# ORGANIZATIONAL PLAN



**ATTACHMENT H**

**in007h01**

**FY 2009 CAPITAL FUND PROGRAM ANNUAL STATEMENT  
AND 5-YEAR ACTION PLAN**

**AMP 01 and 02**

## **CAPITAL FUND PROGRAM**

<b>Annual Statement/Performance and Evaluation Report</b>				<b>ATTACHMENT H</b>	
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> <b>Kokomo Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: n/a			<b>Federal FY of Grant:</b>  <b>2009 AMP01</b>
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$82,500.00			
3	1408 Management Improvements	\$28,500.00			
4	1410 Administration	\$40,000.00			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	\$2,500.00			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	\$281,000.00			
10	1460 Dwelling Structures	\$500,800.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$52,250.00			
12	1470 Non-dwelling Structures	0			
13	1475 Non-dwelling Equipment	\$17,500.00			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,005,050.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Kokomo Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: n/a				<b>Federal FY of Grant:</b>  <b>2009 AMP01</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Dunbar Court IN007002	Hot Water Heaters	1460	24	\$20,000.00				
	Refinish Cabinets/Replace Countertops II/II	1450	12	\$12,000.00				
	Entry/Interior Doors III/III	1460		\$30,000.00				
	Replace Furnaces II/IV	1460	12	\$25,000.00				
	Replace Exterior Door and Frames	1460	48	\$48,000.00				
	Fence Replacement	1450		\$20,000.00				
Terrace Tower IN007003	Water Softener	1460		\$10,000.00				
	Trash Compactor/Replace/Repair	1460		\$50,000.00				
	Washers and Dryers	1460		\$3,000.00				
	Replace Electrical Receptacles GFI	1460		\$5,300.00				
	Repair/Replace Entry Doors Front and Back	1460		\$45,000.00				
	Bath Tubs/Sinks III/III	1460		\$25,000.00				
	Replace Fuel Tank for Generators (In-Ground)	1450		\$30,000.00				
Civic Center Tower/ IN007004	Trash Compactor/Replace/Repair	1460		\$62,000.00				
	Heat Pumps	1465	10	\$30,000.00				
Scattered Sites/IN007007- AMP01	Replace Carpeting/Tile	1460		\$6,000.00				
	Fence Repair/Replacement	1450		\$2,000.00				
	Replace Garage Doors	1460	2	\$2,500.00				
	Replace Furnaces/AC with Energy Star	1460	2	\$8,000.00				
	Replace Bath Tubs	1460	2	\$6,000.00				
	Siding Replacement	1460	2	\$8,000.00				
	Gutter and Down Spout Replacement add Leaf Guard Screen	1460		\$8,000.00				

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Kokomo Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: n/a				<b>Federal FY of Grant:</b>  <b>2009 AMP01</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Install Sewer Clean Outs	1450	2	\$2,500.00				
	Replace Water Heater	1465	2	\$1,000.00				
	Wrap Exposed Exterior Wood with Aluminum	1460	3	\$6,000.00				
	Storm Door/Exterior Door Replacement	1460	2	\$1,600.00				
	Roof Replacement	1460	2	\$8,000.00				
Scattered Sites/IN007008-AMP01	Carpeting/Flooring	1460		\$10,000.00				
	Replace Garage Doors	1460	2	\$2,500.00				
	Fence Repair/Replacement	1450		\$2,000.00				
	Replace Furnaces/AC with Energy Star	1460	2	\$8,000.00				
	Replace Bath Tubs	1460	2	\$6,000.00				
	Install Sewer Clean Outs	1450	2	\$2,500.00				
	Replace Water Heater	1465	2	\$1,000.00				
	Wrap Exposed Exterior Wood with Aluminum	1460		\$6,000.00				
	Roof Replacement	1460	2	\$8,000.00				
	Gutter and Down Spout Replacement add Leaf Guard Screen	1460		\$8,000.00				
	Siding Replacement	1460	2	\$8,000.00				
	Storm Door/Exterior Door Replacement	1460	2	\$1,600.00				
Superior St./IN007009	Landscaping/Tree Trimming/Remove Over Growth on Property	1450		\$3,000.00				
AMP01-Wide	CCTV Security Upgraded	1475		\$8,000.00				
	Replacement Locks and Cores for Out Dated Locks	1460		\$24,300.00				



**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Kokomo Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: n/a				<b>Federal FY of Grant:</b>  <b>2009 AMP01</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Security Lights Replace and Add Exterior Lights	1475		\$7,000.00				
	Side Walk and Drive Repair or Replacement	1450		\$100,000.00				
	Remove Growth from all Fences and Replace Fencing	1450		\$7,000.00				
	Elevator Upgrade	1460		\$15,000.00				
	Landscape/Tree Trimming and Removal	1450		\$100,000.00				
	Revitalization	1460		\$25,000.00				
	Security by Local Law Enforcement	1408		\$20,000.00				
	Staff Professional Dev.	1408		\$5,000.00				
	Computer Software	1408		\$2,500.00				
	Resident Training	1408		\$1,000.00				
	Administration	1410		\$29,250.00				
	Benefits	1410		\$10,500.00				
	Sundries	1410		\$250.00				
	(504) Dwelling Structures	1460		\$1,000.00				
	(504) Dwelling Equipment	1465		\$1,250.00				
	Refrigerators	1465	25	\$9,000.00				
	Stoves	1465	25	\$5,000.00				
	Water Heaters	1465	25	\$5,000.00				
	Computer Hardware	1475		\$2,500.00				
	Fees and Costs	1430		\$2,500.00				
	Contingency	1502		0				
	Operations	1406		\$82,500.00				
	Total Estimated Cost			\$1,005,050.00				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Kokomo Housing Authority			<b>Grant Type and Number</b> Capital Fund Program No: Replacement Housing Factor No: n/a			<b>Federal FY of Grant:</b>  <b>2009 AMP01</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Garden Square IN007001	9/30/2011			9/30/2013			
Dunbar Court IN007002	9/30/2011			9/30/2013			
Terrace Tower IN007003	9/30/2011			9/30/2013			
Civic Center Tower IN007004	9/30/2011			9/30/2013			
Pine Valley IN007005	9/30/2011			9/30/2013			
Scattered Site Kokomo Public Housing IN007007	9/30/2011			9/30/2013			
Scattered Site Kokomo PHA IN007008-AMP01	9/30/2011			9/30/2013			
Superior Street IN007009-AMP01	9/30/2011			9/30/2013			
PHA-Wide Management Improvements	9/30/2011			9/30/2013			

# Capital Fund Program Five-Year Action Plan

AMP01

## Part I: Summary

PHA Name Kokomo Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA- Wide	Year 1 2009	Work Statement for Year 2 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 3 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 4 FFY Grant: 2012 PHA FY: 2012	Work Statement for Year 5 FFY Grant: 2013 PHA FY: 2013
	Annual Statement				
IN007002 Dunbar Court		\$102,000.00	117,500.00	\$75,000.00	\$85,000.00
<b>IN007003</b> Terrace Tower		\$262,000.00	\$153,500.00	\$235,500.00	\$298,500.00
IN007004 Civic Center Tower		\$33,000.00	\$108,000.00	\$100,000.00	\$688,000.00
IN007007-AMP01 Scattered Sites		\$57,600.00	\$57,600.00	\$57,600.00	\$57,600.00
IN007008-AMP01 Scattered Sites		\$57,600.00	\$57,600.00	\$57,600.00	\$57,600.00
IN007009 Superior Street		\$1,000.00	\$1,000.00	\$15,000.00	\$58,000.00
AMP01-Wide Management		\$28,500.00	\$28,500.00	\$33,500.00	\$33,500.00
AMP01-Wide Administration		\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
AMP01-Wide Dwelling		\$319,750.00	\$222,050.00	\$288,750.00	\$270,750.00
AMP 01-Wide Non- Dwelling		\$2,500.00	\$10,000.00	\$10,000.00	\$10,000.00
Fees & Costs		\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
Contingency		0	0	0	0
Operations		\$90,000.00	\$90,000.00	\$90,000.00	\$90,000.00
CFP Funds Listed for 5-year planning		\$996,450.00	\$888,250.00	\$1,005,450.00	\$1,691,450.00
Replacement Housing Factor Funds					

# Capital Fund Program Five-Year Action Plan

AMP01

## Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :__2__ FFY Grant: 2010 PHA FY: 2010			Activities for Year: _3_ FFY Grant: 2011 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Dunbar Court/IN007002	Replace Playground Equipment	\$10,000.00	Dunbar Court/IN007002	Replace Playground Equipment	\$10,000.00
		Antenna System Upgrade to HDTV	\$20,000.00		Plumbing Replacement/Upgrade Interior Plumbing	\$28,000.00
		Plumbing Replacement/Upgrade Interior Plumbing I/IV	\$28,000.00		Replace Hard Wired Smoke Detectors (48)	\$1,500.00
		Repair/Paint all Exterior Foundation and Apartment Dividers	\$1,000.00		Sewer Clean Outs Replaced (Exterior) II/IV	18,000.00
		Sewer Clean Outs Replaced (Exterior) I/IV	18,000.00		Replace Furnaces	\$25,000.00
		Replace Furnaces	\$25,000.00		Repair/Paint all Exterior Foundation and Apartment Dividers	\$1,000.00
	Terrace Tower/IN007003	Replace Patio Doors and Replace Community Room Windows I/III	\$34,000.00		Bath Fan and Light Replacement	\$6,000.00
		Antenna System Upgrade to HDTV/Intercom System	\$30,000.00		Plumbing Replacement/Upgrade Interior Plumbing II/IV	\$28,000.00
		Replace Hot Water Return Line on 7 <sup>th</sup> Floor	\$20,000.00	Terrace Tower/IN007003	Replace Patio Doors and Replace Community Room Windows II/III	\$34,000.00
		Install Window Heat Pump in all Units or A/C Unit Sleeve	\$76,500.00		Bath Tubs/Sinks II/IV (504 Compliance)	\$76,500.00
		Replace Kitchen Sinks/ Cabinets I/IV (504 Compliance)	\$25,000.00		Replace Hard Wired Smoke Detectors (105)	\$3,000.00
		Bath Tubs/Sinks I/IV (504 Compliance)	\$76,500.00		Replace all Hall Lights	\$15,000.00
	Civic Center Tower/IN007004	Antenna System Upgrade to HDTV/Intercom System	\$30,000.00		Replace Kitchen Sinks and Cabinets II/IV (504 Compliance)	\$25,000.00

**Capital Fund Program Five-Year Action Plan****Part II: Supporting Pages—Work Activities****AMP01**

Activities for Year 1		Activities for Year : <u>  2  </u> FFY Grant: 2010 PHA FY: 2010		Activities for Year: <u>  3  </u> FFY Grant: 2011 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
		Paint all Exterior Doors	\$3,000.00	Civic Center Tower/IN007004	Replace Windows – Green Room	\$30,000.00
	Scattered Sites/IN007007-AMP01	Replace Furnaces/AC with Energy Star	\$8,000.00		Replace Hard Wired Smoke Detectors (105)	\$3,000.00
		Replace Bath Tubs	\$6,000.00		Replace all Toilets	\$25,000.00
		Install Sewer Clean Outs	\$2,500.00		Replace Trash Compactor	\$50,000.00
		Replace Water Heater	\$1,000.00	Scattered Sites/IN007007-AMP01	Replace Furnaces/AC with Energy Star	\$8,000.00
		Replace Carpeting and Tile	\$6,000.00		Replace Bath Tubs	\$6,000.00
		Roof Replacement	\$8,000.00		Install Sewer Clean Outs	\$2,500.00
		Gutter and Down Spout Replacement add Leaf Guard Screen	\$8,000.00		Replace Water Heater	\$1,000.00
		Siding Replacement	\$8,000.00		Wrap Exposed Exterior Wood with Aluminum	\$6,000.00
		Replace Garage Doors	\$2,500.00		Replace Carpeting and Tile	\$6,000.00
		Storm Door/Exterior Replacement	\$1,600.00		Roof Replacement	\$8,000.00
		Wrap Exposed Exterior Wood with Aluminum II/V	\$6,000.00		Gutter and Down Spout Replacement add Leaf Guard Screen	\$8,000.00
	Scattered Sites/IN007008-AMP01	Replace Furnaces/AC with Energy Star	\$8,000.00		Siding Replacement	\$8,000.00
		Replace Bath Tubs	\$6,000.00		Storm Door/Exterior Replacement	\$1,600.00
		Install Sewer Clean Outs	\$2,500.00		Replace Garage Door	\$2,500.00
		Replace Water Heater	\$1,000.00	Scattered Sites/IN007008-AMP01	Replace Garage Doors	\$2,500.00
		Wrap Exposed Exterior Wood with Aluminum II/V	\$6,000.00		Replace Bath Tubs	\$6,000.00
		Replace Carpeting and Tile	\$6,000.00		Replace Furnaces/AC with Energy Star	\$8,000.00

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					AMP01	
Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					AMP01	
Activities for Year 1		Activities for Year : 2			Activities for Year: 3	
Development Name/Number		FFY Grant: 2010			FFY Grant: 2011	
Major Work Categories		PHA FY: 2010			PHA FY: 2011	
Estimated Cost		Development Name/Number			Estimated Cost	
Development Name/Number		Major Work Categories			Major Work Categories	
Estimated Cost		Estimated Cost			Estimated Cost	
		Roof Replacement	\$8,000.00		Install Sewer Clean Outs	\$2,500.00
		Gutter and Down Spout	\$8,000.00		Replace Water Heater	\$1,000.00
		Replacement add Leaf	\$10,500.00		Resident Training	\$1,000.00
		Sundries	\$250.00		Administration	\$29,250.00
		Guard Screen	\$1,000.00		Benefits	\$10,000.00
		(504) Dwelling Structures	\$8,000.00		Wrap Exposed Exterior	\$8,000.00
		Siding Replacement	\$1,250.00		Sundries	\$250.00
		Refrigerators	\$7,000.00		Wood With Aluminum	\$1,000.00
		Storm Door/Exterior	\$1,000.00		Replace Carpeting and Tile	\$6,000.00
		Replacement	\$5,900.00		Structures	\$1,000.00
		Replace Garage Doors	\$2,500.00		(504) Dwelling	\$8,000.00
	Superior Street/IN007009	Replace Windows/Screen	\$1,000.00		Roof Replacement	\$8,000.00
		Water Heaters	\$5,000.00		Gutter and Down Spout	\$8,000.00
		Computer Hardware	\$2,500.00		Refrigerators (25)	\$9,000.00
		Fees and Costs	\$2,500.00		Replacement add Leaf	\$5,000.00
	AMP01-Wide	Remove Growth from all	\$7,000.00		Guard Screen	\$8,000.00
		Fences and Replace	0		Siding Replacement	\$10,000.00
		Operations	\$8,000.00		Computer Hardware	\$10,000.00
		CCTV Security Upgraded	\$8,000.00		Storm Door/Exterior	\$2,500.00
					Replacement	0
		Replacement Locks and	\$21,500.00	Superior Street/IN007009	Replace Windows/Screen	\$9,000.00
		Cores for Out Dated Locks			Doors II/IV	
		Security Lights Replace and	\$7,000.00	AMP01-Wide	CCTV Security Upgraded	\$8,000.00
		Add Exterior Lights				
		Antenna System Upgrade	\$30,000.00		Replacement Locks and	\$3,800.00
		HDTV			Cores for Out Dated Locks	
		Sidewalk and Drive Repair	\$100,000.00		Security Lights Replace	\$7,000.00
		or Replacement			and Add Exterior Lights	
		Landscape/Tree Trimming	\$100,000.00		Sidewalk and Drive Repair	\$100,000.00
		and Removal			or Replacement	
		Revitalization	\$25,000.00		Remove Growth from all	\$7,000.00
					Fences and Replace	
					Fencing	
		Security by Local Law	\$20,000.00		Landscape/Tree Trimming	\$50,000.00
		Enforcement			and removal III/V	
		Staff Professional Dev.	\$5,000.00		Revitalization	\$25,000.00
		Computer Software	\$2,500.00		Security by Local Law	\$20,000.00
					Enforcement	
		Resident Training	\$1,000.00		Staff Professional Dev.	\$5,000.00
		Administration	\$29,250.00		Computer Software	\$2,500.00
		Total Estimated Cost	\$996,450.00		Total Estimated Cost	\$888,250.00

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

**AMP01**

Activities for Year : <u>4</u> FFY Grant: 2012 PHA FY: 2012			Activities for Year: <u>5</u> FFY Grant: 2013 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Dunbar Court/IN007002	Repair/Paint all Exterior Foundation and Apartment Dividers	\$1,000.00	Dunbar Court/IN007002	Repair/Paint all Exterior Foundation and Apartment Dividers	\$1,000.00
	Bath Fan and Light Replacement	\$3,000.00		Bath Fan and Light Replacement	\$3,000.00
	Sewer Clean Outs Replaced (Exterior) III/IV	\$18,000.00		Replace Furnaces	\$25,000.00
	Plumbing Replacement/Upgrade Interior Plumbing I/IV	\$28,000.00		Replace Playground Equipment	\$10,000.00
	Replace Furnaces	\$25,000.00		Sewer Clean Outs Replaced (Exterior) IV/IV	\$18,000.00
Terrace Tower/IN007003	Replace Patio Doors and Replace Community Room Windows III/III	\$34,000.00		Plumbing Replacement/Upgrade Interior Plumbing II/IV	\$28,000.00
	Replace/Overhaul Generator	\$100,000.00	Terrace Tower/IN007003	New Roof Top Heating and Cooling Unit	\$30,000.00
	Replace Kitchen Sinks and Cabinets III/IV (504 Compliance)	\$25,000.00		Replace Wall Heat Pump Units Common Areas with Electric Furnace with A/C Unit	\$20,000.00
	Bath Tubs/Sinks III/IV (504 Compliance)	\$76,500.00		Replace Kitchen Sinks and Cabinets IV/IV (504 Compliance)	\$25,000.00
Civic Center Tower/IN007004	Replace/Overhaul Generator	\$100,000.00		Grind and Repair all Sidewalks	\$10,000.00
Scattered Sites/IN007007-AMP01	Replace Garage Doors	\$2,500.00		Exterior Building Cleaning, Sealing, and Painting	\$25,000.00
	Replace Furnaces/AC with Energy Star	\$8,000.00		Update Stand Pipe System	\$20,000.00
	Replace Bath Tubs	\$6,000.00		Automatic Door Closer System Replacement	\$20,000.00
	Install Sewer Clean Outs (Interior)	\$2,500.00		Carpet and Tile Replacement Halls and Community Spaces	\$21,000.00
	Replace Water Heater	\$1,000.00		Replace Apartment Floor Tile	\$51,000.00

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

**AMP01**

Activities for Year : <u>4</u> FFY Grant: 2012 PHA FY: 2012			Activities for Year: <u>5</u> FFY Grant: 2013 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	Wrap Exposed Exterior Wood with Aluminum	\$6,000.00		Bath Tubs/Sinks IV/IV (504 Compliance)	\$76,500.00
	Replace Carpeting and Tile	\$6,000.00	Civic Center Tower/IN007004	Replace Cooling Tower	\$100,000.00
	Roof Replacement	\$8,000.00		Replace Glycol Recirculating Pumps	\$30,000.00
	Gutter and Down Spout Replacement add Leaf Guard Screen	\$8,000.00		Remove Landscaping on North Side of Building to add more Parking	\$20,000.00
	Siding Replacement	\$8,000.00		Complete Landscaping Make Over	\$20,000.00
	Storm Door/Exterior Replacement	\$1,600.00		Repave Parking Lot	\$75,000.00
Scattered Sites/IN007008-AMP01	Replace Bath Tubs	\$6,000.00		Replace Heat Pump in Hallways and Common Areas with PTAC Units	\$42,000.00
	Replace Garage Doors	\$2,500.00		Replace Windows in Units	\$53,000.00
	Replace Furnaces/AC with Energy Star	\$8,000.00		Replace Apartment Entry Doors	\$55,000.00
	Install Sewer Clean Outs (Interior)	\$2,500.00		Replace Tubs and Sinks I/VII (504 Compliance)	\$45,000.00
	Replace Water Heater	\$1,000.00		Roof Replacement	\$92,000.00
	Wrap Exposed Exterior Wood with Aluminum IV/V	\$6,000.00		Exterior Building Cleaning and Sealing	\$50,000.00
	Replace Carpeting and Tile	\$6,000.00		Solar Heater System Upgrade	\$20,000.00
	Roof Replacement	\$8,000.00		Water Line Replacement in Penthouse and Mechanical Room	\$30,000.00
	Gutter and Down Spout Replacement add Leaf Guard Screen	\$8,000.00		Update Nurse Call System	\$11,000.00
	Siding Replacement	\$8,000.00		Replace Hall and Office Lights with Energy Efficient Fixtures I/VII (Energy Star)	\$25,000.00
	Storm Door/Exterior Replacement	\$1,600.00		Automatic Door Closer System Replacement	\$20,000.00



# Capital Fund Program Five-Year Action Plan

AMP01

## Part II: Supporting Pages—Work Activities

Activities for Year : <u>4</u> FFY Grant: 2012 PHA FY: 2012			Activities for Year: <u>5</u> FFY Grant: 2013 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Superior Street/IN007009	Repave/Reseal Parking Lot	\$15,000.00	Scattered Sites/IN007007-AMP01	Replace Garage Door	\$2,500.00
AMP01-Wide	CCTV Security Upgrade	\$8,000.00		Replace Bath Tubs	\$6,000.00
	Replacement Locks and cores for Out Dated Locks	\$20,500.00		Replace Furnaces/AC with Energy Star	\$8,000.00
	Security Lights Replace and Add Exterior Lights	\$7,000.00		Replace Water Heater	\$1,000.00
	Remove Growth from all Fences and Replace Fencing	\$7,000.00		Wrap Exposed Exterior Wood with Aluminum	\$6,000.00
	Sidewalk and Drive Repair or Replacement	\$100,000.00		Replace Carpeting and Tile	\$6,000.00
	Landscape/Tree Trimming and Removal	\$100,000.00		Roof Replacement	\$8,000.00
	Revitalization	\$25,000.00		Gutter and Down Spout Replacement add Leaf Guard Screen	\$8,000.00
	Security by Local Law Enforcement	\$20,000.00		Siding Replacement	\$8,000.00
	Staff Professional Dev.	\$5,000.00		Storm Door/Exterior Replacement	\$1,600.00
	Computer Software	\$7,500.00		Install Sewer Clean Outs	\$2,500.00
	Resident Training	\$1,000.00	Scattered Sites/IN007008-AMP01	Replace Garage Doors	\$2,500.00
	Administration	\$29,250.00		Replace Furnaces/AC with Energy Star	\$8,000.00
	Benefits	\$10,500.00		Replace Bath Tubs	\$6,000.00
	Sundries	\$250.00		Install Sewer Clean Outs	\$2,500.00
	(504) Dwelling Structures	\$1,000.00		Replace Water Heater	\$1,000.00
	(504) Dwelling Equipment	\$1,250.00		Wrap Exposed Exterior Wood with Aluminum	\$6,000.00
	Refrigerators	\$9,000.00		Replace Carpeting and Tile	\$6,000.00
	Stoves	\$5,000.00		Roof Replacement	\$8,000.00
	Water Heaters	\$5,000.00		Gutter and Down Spout Replacement add Leaf Guard Screen	\$8,000.00

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

**AMP01**

Activities for Year : <u>  4  </u> FFY Grant: 2012 PHA FY: 2012			Activities for Year: <u>  5  </u> FFY Grant: 2013 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	Computer Hardware	\$10,000.00		Siding Replacement	\$8,000.00
	Fees and Costs	\$2,500.00		Storm Door/Exterior Replacement	\$1,600.00
	Contingency	0	Superior Street/IN007009	Replace Furnaces and Water Heaters	\$18,000.00
	Operations	\$90,000.00		Replace Floor Tile	\$12,000.00
				Gutter and Down Spout Replacement add Leaf Guard Screen	\$8,000.00
				Roof Replacement	\$20,000.00
			AMP01-Wide	CCTV Security Upgraded	\$8,000.00
				Door Locks Replacement	\$2,500.00
				Security Lights Replace and Add Exterior Lights	\$7,000.00
				Sidewalk and Drive Repair or Replacement	\$100,000.00
				Landscape/Tree Trimming and Removal	\$100,000.00
				Remove Growth from all Fences and Replace Fencing	\$7,000.00
				Revitalization	\$25,000.00
				Security by Local Law Enforcement	\$20,000.00
				Staff Professional Dev.	\$5,000.00
				Computer Software	\$7,500.00
				Resident Training	\$1,000.00
				Administration	\$29,250.00
				Benefits	\$10,500.00
				Sundries	\$250.00
				(504) Dwelling Structures	\$1,000.00
				(504) Dwelling Equipment	\$1,250.00

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

**AMP01**

<b>Activities for Year : _4_</b> <b>FFY Grant: 2012</b> <b>PHA FY: 2012</b>			<b>Activities for Year: _5_</b> <b>FFY Grant: 2013</b> <b>PHA FY: 2013</b>		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
				Refrigerators	\$9,000.00
				Stoves	\$5,000.00
				Water Heaters	\$5,000.00
				Computer Hardware	\$10,000.00
				Fees and Costs	\$2,500.00
				Contingency	0
				Operations	\$90,000.00
	Total Estimated Cost	\$1,005,450.00		Total CFP Estimated Cost	\$1,691,450.00

## **CAPITAL FUND PROGRAM**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> <b>Kokomo Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: n/a			<b>Federal FY of Grant:</b>  <b>2009 AMP02</b>
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$82,000.00			
3	1408 Management Improvements	\$28,500.00			
4	1410 Administration	\$40,000.00			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	\$2,500.00			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	\$322,000.00			
10	1460 Dwelling Structures	\$319,200.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$22,250.00			
12	1470 Non-dwelling Structures	0			
13	1475 Non-dwelling Equipment	\$15,500.00			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$831,950.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>								
PHA Name: <b>Kokomo Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: n/a				Federal FY of Grant:  <b>2009 AMP02</b>	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report								
Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost			
		Original	Revised			Obligated	Expended	
<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: n/a				Federal FY of Grant:  <b>2009 – AMP02</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Garden Square IN007001	Water Softeners	1460	2	\$20,000.00				
	Roof I/III	1450		\$100,000.00				
	Storm Door replace	1460		\$30,000.00				
	Convert Gas to Electric	1460		\$30,000.00				
	Replace Interior Doors	1460		\$5,000.00				
	Gutters and Downspout/ add Leaf Guard Screen	1460		\$10,000.00				
Pine Valley/IN007005	Parking Lot Lights	1460		\$80,000.00				
	Bathtubs/Surrounds/Vanities	1460		\$10,000.00				
	Patio Door Locks Best Lock/Keys/Cores	1450		\$10,000.00				
Scattered Sites/IN007007 – AMP02	Replace Garage Doors	1460	2	\$2,500.00				
	Replace Furnaces/AC with Energy Star	1460	2	\$8,000.00				
	Replace Bath Tubs	1460	2	\$6,000.00				
	Install Sewer Clean Outs	1450	2	\$2,500.00				
	Replace Water Heater	1465	2	\$1,000.00				
	Wrap Exposed Exterior Wood with Aluminum	1460		\$6,000.00				

<b>Annual Statement/Performance and Evaluation Report</b>								
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>								
PHA Name: <b>Kokomo Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: n/a				Federal FY of Grant:  <b>2009 AMP02</b>	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report								
Line No.	Summary by Development Account		Total Estimated Cost			Total Actual Cost		
			Original		Revised		Obligated	Expended
	Replace Carpeting/ Tile	1460			\$6,000.00			
	Roof Replacement	1460			\$8,000.00			
	Gutter and Down Spout Replacement Add Leaf Guard Screen	1460			\$8,000.00			
	Siding Replacement	1460			\$8,000.00			
	Storm Door/Exterior Replacement	1460	2		\$1,600.00			
Scattered Sites/IN007008 – AMP02	Replace Garage Doors	1460	2		\$2,500.00			

<b>Annual Statement/Performance and Evaluation Report</b>								
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>								
<b>Part II: Supporting Pages</b>								
PHA Name: Kokomo Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: n/a			Federal FY of Grant:  <b>2009 – AMP02</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace Furnaces/AC with Energy Star	1460	2	\$8,000.00				
	Replace Bath Tubs	1460	2	\$6,000.00				
	Install Sewer Clean Outs	1450	2	\$2,500.00				
	Replace Water Heater	1465	2	\$1,000.00				
	Wrap Exposed Exterior Wood with Aluminum	1460		\$6,000.00				
	Replace Carpeting/ Tile	1460		\$6,000.00				
	Roof Replacement	1460		\$8,000.00				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Kokomo Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: n/a				<b>Federal FY of Grant:</b>  <b>2009 – AMP02</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Gutter and Down Spout Replacement Add Leaf Guard Screen	1460		\$8,000.00				
	Siding Replacement	1460		\$8,000.00				
	Storm Door/Exterior Replacement	1460	2	\$1,600.00				
AMP02-Wide	Revitalization	1460		\$25,000.00				
	CCTV Security Upgraded	1475		\$6,000.00				
	Security Lighting to all Properties	1475		\$7,000.00				
	Side Walk and Drive Repair or Replacement	1450		\$100,000.00				
	Remove Growth from all Fences and Replace Fencing	1450		\$7,000.00				
	Landscape/tree trimming and Removal	1450		\$100,000.00				
	Security by Local Law	1408		\$20,000.00				
	Staff Professional Dev.	1408		\$5,000.00				
	Resident Training	1408		\$1,000.00				
	Computer Software	1408		\$2,500.00				
	Administration	1410		\$29,250.00				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Kokomo Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: n/a				<b>Federal FY of Grant:</b>  <b>2009 – AMP02</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Kokomo Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: n/a				<b>Federal FY of Grant:</b>  <b>2009 – AMP02</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
				Original	Revised	Funds Obligated	Funds Expended	
	Benefits	1410		\$10,500.00				
	Sundries	1410		\$250.00				
	(504) Dwelling Structures	1460		\$1,000.00				
	(504) Dwelling Equipment	1465		\$1,250.00				
	Refrigerators	1465	25	\$9,000.00				
	Stoves	1465	25	\$5,000.00				
	Water Heaters	1465	25	\$5,000.00				
	Computer Hardware	1475		\$2,500.00				
	Fees and Costs	1430		\$2,500.00				
	Contingency	1502		0				
	Operations	1406		\$82,000.00				
	Total Estimated Cost			\$831,950.00				



**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: Kokomo Housing Authority			<b>Grant Type and Number</b> Capital Fund Program No: Replacement Housing Factor No: n/a			<b>Federal FY of Grant:</b>  <b>2009 – AMP02</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Garden Square IN007001	9/30/2011			9/30/2013			
Pine Valley IN007005	9/30/2011			9/30/2013			
Scattered Site Kokomo Public Housing IN007007-AMP02	9/30/2011			9/30/2013			
Scattered Site Kokomo PHA IN007008-AMP02	9/30/2011			9/30/2013			
AMP02-Wide Management Improvements	9/30/2011			9/30/2013			

**Capital Fund Program Five-Year Action Plan****AMP02****Part I: Summary**

PHA Name Kokomo Housing Authority				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA- Wide	Year 1 2009	Work Statement for Year 2 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 3 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 4 FFY Grant: 2012 PHA FY: 2012	Work Statement for Year 5 FFY Grant: 2013 PHA FY: 2013
	Annual Statement				
IN007001 Garden Square		\$256,500.00	\$246,500.00	\$251,500.00	\$316,000.00
IN007005 Pine Valley		\$30,000.00	\$177,500.00	\$65,000.00	\$349,000.00
IN007007-AMP02 Scattered Sites		\$57,600.00	\$57,600.00	\$57,600.00	\$57,600.00
IN007008-AMP02 Scattered Sites-		\$57,600.00	\$57,600.00	\$57,600.00	\$57,600.00
AMP02-Wide Management		\$28,500.00	\$33,500.00	\$33,500.00	\$28,500.00
AMP02-Wide Administration		\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
AMP02-Wide Dwelling		\$136,250.00	\$106,250.00	\$106,250.00	\$336,250.00
AMP02-Wide Non- Dwelling		\$2,500.00	\$2,500.00	\$10,000.00.00	\$10,000.00
Fees & Costs		\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
Contingency					
Operations		\$82,000.00	\$82,000.00	\$82,000.00	\$82,000.00
CFP Funds Listed for 5-year planning		\$693,450.00	\$805,950.00	\$705,950.00	\$1,279,450.00
Replacement Housing Factor Funds					

# Capital Fund Program Five-Year Action Plan

AMP02

## Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2010 PHA FY: 2010			Activities for Year: <u>3</u> FFY Grant: 2011 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Garden Square/IN007001	Boiler Replacement I/III	\$200,000.00	Garden Square/IN007001	Boiler Replacement II/III	\$200,000.00
		Water Softeners	\$1,500.00		Water Softeners	\$1,500.00
		Antenna System Upgrade to HDTV and Satellite Dishes	\$20,000.00		Replace Playground Equipment	\$15,000.00
		Replace Play Ground Equipment	\$15,000.00		Replace Hard Wired Smoke Detectors (350)	\$10,000.00
		Replace Bathroom Sinks	\$5,000.00		Replace Interior Doors	\$5,000.00
		Replace Interior Doors	\$5,000.00		Trash Enclosure Repair	\$5,000.00
		Gutters and Down spouts add Leaf Guard Screen	\$10,000.00		Gutters and Down spouts add Leaf Guard Screen	\$10,000.00
	Pine Valley/IN007005	Antenna System Upgrade to HDTV and Satellite Dishes	\$30,000.00	Pine Valley/IN007005	Replace/Repair Patios and Fences	\$75,000.00
	Scattered Sites/IN007007-AMP02	Replace Garage Doors	\$2,500.00		Replace Playground Equipment/Install Shelter	\$50,000.00
		Replace Furnaces/AC with Energy Star	\$8,000.00		Update/Remodel Community Room	\$50,000.00
		Replace Bath Tubs	\$6,000.00		Replace Hard Wired Smoke Detectors (100)	\$2,500.00
		Install Sewer Clean Outs	\$2,500.00	Scattered Sites/IN007007-AMP02	Replace Garage Doors	\$2,500.00
		Replace Water Heater	\$1,000.00		Replace Furnaces/AC with Energy Star	\$8,000.00
		Wrap Exposed Exterior Wood with Aluminum	\$6,000.00		Replace Bath Tubs	\$6,000.00
		Replace Carpeting and Tile	\$6,000.00		Install Sewer Clean Outs	\$2,500.00
		Roof Replacement	\$8,000.00		Replace Water Heater	\$1,000.00
		Gutter and Down Spout Replacement add Leaf Guard Screen	\$8,000.00		Wrap Exposed Exterior Wood with Aluminum	\$6,000.00
		Siding Replacement	\$8,000.00		Replace Carpeting and Tile	\$6,000.00
		Storm Door/Exterior Replacement	\$1,600.00		Roof Replacement	\$8,000.00
	Scattered Sites/IN007008-AMP02	Replace Garage Doors	\$2,500.00		Gutter and Down Spout Replacement add Leaf Guard Screen	\$8,000.00

# Capital Fund Program Five-Year Action Plan

AMP02

## Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>  2  </u> FFY Grant: 2010 PHA FY: 2010			Activities for Year: <u>  3  </u> FFY Grant: 2011 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
		Replace Furnaces/AC with Energy Star	\$8,000.00		Siding Replacement	\$8,000.00
		Replace Bath Tubs	\$6,000.00		Storm Door/Exterior Replacement	\$1,600.00
		Install Sewer Clean Outs	\$2,500.00	Scattered Sites/IN007008-AMP02	Replace Garage Doors	\$2,500.00
		Replace Water Heaters	\$1,000.00		Replace Furnaces/AC with Energy Star	\$8,000.00
		Wrap Exposed Exterior Wood with Aluminum	\$6,000.00		Replace Bath Tubs	\$6,000.00
		Replace Carpeting and Tile	\$6,000.00		Install Sewer Clean Outs	\$2,500.00
		Roof Replacement	\$8,000.00		Replace Water Heaters	\$1,000.00
		Gutter and Down Spout Replacement Add Leaf Guard Screen	\$8,000.00		Wrap Exposed Exterior Wood with Aluminum	\$6,000.00
		Siding Replacement	\$8,000.00		Replace Carpeting and Tile	\$6,000.00
		Storm Door/Exterior Door Replacement	\$1,600.00		Roof Replacement	\$8,000.00
	AMP02-Wide	Revitalization	\$25,000.00		Gutter and Down Spout Replacement Add Leaf Guard Screen	\$8,000.00
		CCTV Security Upgraded	\$6,000.00		Siding Replacement	\$8,000.00
		Security Lighting to all Properties	\$7,000.00		Storm Door/Exterior Door Replacement	\$1,600.00
		Side Walk and Drive Repair or Replacement	\$20,000.00	AMP02-Wide	Revitalization	\$25,000.00
		Remove Growth from all Fences and Replace Fencing	\$7,000.00		CCTV Security Upgraded	\$6,000.00
		Landscape/tree trimming and Removal	\$20,000.00		Security Lighting to all Properties	\$7,000.00
		Antenna System Upgrade to HDTV	\$30,000.00		Side Walk and Drive Repair or Replacement	\$20,000.00
		Security by Local Law	\$20,000.00		Remove Growth from all Fences and Replace Fencing	\$7,000.00

**Capital Fund Program Five-Year Action Plan****AMP02****Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>  2  </u> FFY Grant: 2010 PHA FY: 2010			Activities for Year: <u>  3  </u> FFY Grant: 2011 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
		Staff Professional Dev.	\$5,000.00		Landscape/tree trimming and Removal	\$20,000.00
		Resident Training	\$1,000.00		Security by Local Law	\$20,000.00
		Computer Software	\$2,500.00		Staff Professional Dev.	\$5,000.00
		Administration	\$29,250.00		Resident Training	\$1,000.00
		Benefits	\$10,500.00		Computer Software	\$7,500.00
		Sundries	\$250.00		Administration	\$29,250.00
		(504) Dwelling Structures	\$1,000.00		Benefits	\$10,500.00
		(504) Dwelling Equipment	\$1,250.00		Sundries	\$250.00
		Refrigerators (25)	\$9,000.00		(504) Dwelling Structures	\$1,000.00
		Stoves (25)	\$5,000.00		(504) Dwelling Equipment	\$1,250.00
		Water Heaters (25)	\$5,000.00		Refrigerators (25)	\$9,000.00
		Computer Hardware	\$2,500.00		Stoves (25)	\$5,000.00
		Fees and Costs	\$2,500.00		Water Heaters (25)	\$5,000.00
		Contingency	0		Computer Hardware	\$2,500.00
		Operations	\$82,000.00		Fees and Costs	\$2,500.00
					Contingency	0
					Operations	\$82,000.00
		Total Estimated Cost	\$693,450.00		Total Estimated Cost	\$805,950.00

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

**AMP02**

Activities for Year : <u>4</u> FFY Grant: 2012 PHA FY: 2012			Activities for Year: <u>5</u> FFY Grant: 2013 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Garden Square/IN007001	Boiler Replacement III/III	\$200,000.00	Garden Square/IN007001	Steam and Return Line Replacement Phase I/V	\$115,000.00
	Water softeners	\$1,500.00		C-17 to C20 change from Hot Water Heat to Electric Base Board Heat	\$16,000.00
	Replace Play Ground Equipment	\$15,000.00		Replace Gutters and Down Spouts and Leaf Guard Screen	\$10,000.00
	Replace Interior Doors	\$5,000.00		Replace Fence around Basement Entry with 8' High Fence with Locking Gates	\$46,000.00
	Vacuum Pump	\$20,000.00		Resurface Storage Area Back of Community Room	\$15,000.00
	Gutters and Down Spouts add Leaf Guard Screen	\$10,000.00		Replace A/C System in Community Room	\$10,000.00
Pine Valley/IN007005	Water Heater Replacement I/II	\$25,000.00		Re-plumb Boiler Room	\$50,000.00
	Rewire Apartments Disconnect Meters	\$40,000.00		Replace Bathroom Sinks	\$5,000.00
Scattered Sites/IN007007-AMP02	Replace Garage Doors	\$2,500.00		Replace Interior Doors	\$5,000.00
	Replace Furnaces/AC with Energy Star	\$8,000.00		Repair/Paint all Exterior Foundation and Apartment Dividers	\$24,000.00
	Replace Bath Tubs	\$6,000.00		Update Community Office Spaces	\$20,000.00
	Replace Water Heaters	\$1,000.00	Pine Valley/IN007005	Water Heater Replacement II/II	\$25,000.00
	Wrap Exposed Exterior Wood with Aluminum	\$6,000.00		Rewire Apartments Disconnect Meters	\$40,000.00
	Replace Carpeting and Tile	\$6,000.00		Replace all Over Hangs/Install New Vents and Soffit I/III	\$100,000.00
	Roof Replacement	\$8,000.00		Replace all Gutters, Down Spouts, add Leaf Guard Screen	\$8,000.00
	Gutter and Down Spout Replacement add Leaf Guard Screen	\$8,000.00		Replace all Floor Tile I/V	\$15,000.00
	Siding Replacement	\$8,000.00		Install Driveway to Community room/Resurface Cement Patio	\$20,000.00
	Storm Door/Exterior Replacement	\$1,600.00		Repair Drainage Ditches between Building in Front Court	\$9,000.00

# Capital Fund Program Five-Year Action Plan

AMP02

## Part II: Supporting Pages—Work Activities

Activities for Year : <u>4</u> FFY Grant: 2012 PHA FY: 2012			Activities for Year: <u>5</u> FFY Grant: 2013 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	Install Sewer Clean Outs	\$2,500.00		Pour solid Cement Wall around Trash Enclosures	\$12,000.00
Scattered Sites/IN007008-AMP02	Replace Garage Doors	\$2,500.00		Replace Storage Building with one Garage	\$20,000.00
	Replace Furnaces/AC with Energy Star	\$8,000.00		Replace all Tubs and Fixtures I/III	\$100,000.00
	Replace Bath Tubs	\$6,000.00	Scattered Sites/IN007007-AMP02	Replace Garage Doors	\$2,500.00
	Install Sewer Clean Outs	\$2,500.00		Replace Furnaces/AC with Energy Star	\$8,000.00
	Replace Water Heaters	\$1,000.00		Replace Bath Tubs	\$6,000.00
	Wrap Exposed Exterior Wood rapped with Aluminum	\$6,000.00		Install Sewer Clean Outs	\$2,500.00
	Replace Carpeting and Tile	\$6,000.00		Replace Water Heaters	\$1,000.00
	Roof Replacement	\$8,000.00		Wrap Exposed Exterior Wood with Aluminum	\$6,000.00
	Gutter and Down Spout Replacement Add Leaf Guard Screen	\$8,000.00		Replace Carpeting and Tile	\$6000.00
	Siding Replacement	\$8,000.00		Roof Replacement	\$8,000.00
	Storm Door/Exterior Door Replacement	\$1,600.00		Gutter and Down Spout Replacement add Leaf Guard Screen	\$8,000.00
AMP02-Wide	Revitalization	\$25,000.00		Siding Replacement	\$8,000.00
	CCTV Security Upgraded	\$6,000.00		Storm Door/Exterior Replacement	\$1,600.00
	Security Lighting to all Properties	\$7,000.00	Scattered Sites/IN007008-AMP02	Replace Garage Doors	\$2,500.00
	Side Walk and Drive Repair or Replacement	\$20,000.00		Replace Furnaces/AC with Energy Star	\$8,000.00
	Remove Growth from all Fences and Replace Fencing	\$7,000.00		Replace Bath Tubs	\$6,000.00
	Landscape/Tree trimming and Removal	\$20,000.00		Install Sewer Clean Outs	\$2,500.00
	Security by Local Law	\$20,000.00		Replace Water Heaters	\$1,000.00
	Staff Professional Dev.	\$5,000.00		Wrap Exposed Exterior Wood with Aluminum	\$6,000.00

# Capital Fund Program Five-Year Action Plan

AMP02

## Part II: Supporting Pages—Work Activities

Activities for Year : <u>  4  </u> FFY Grant: 2012 PHA FY: 2012			Activities for Year: <u>  5  </u> FFY Grant: 2013 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	Resident Training	\$1,000.00		Replace Carpeting and Tile	\$6,000.00
	Computer Software	\$7,500.00		Roof Replacement	\$8,000.00
	Administration	\$29,250.00		Gutter and Down Spout Replacement Add Leaf Guard Screen	\$8,000.00
	Benefits	\$10,500.00		Siding Replacement	\$8,000.00
	Sundries	\$250.00		Storm Door/Exterior Door Replacement	\$1,600.00
	(504) Dwelling Structures	\$1,000.00	AMP02-Wide	Revitalization	\$25,000.00
	(504) Dwelling Equipment	\$1,250.00		CCTV Security Upgraded	\$6,000.00
	Refrigerators	\$9,000.00		Security Lighting to all Properties	\$7,000.00
	Stoves	\$5,000.00		Side Walk and Drive Repair or Replacement	\$20,000.00
	Water Heaters	\$5,000.00		Remove Growth from all Fences and Replace Fencing	\$7,000.00
	Computer Hardware	\$10,000.00		Landscape/tree trimming and Removal	\$20,000.00
	Fees and Costs	\$2,500.00		Door Locks Replacement	\$230,000.00
	Contingency	0		Security by Local Law	\$20,000.00
	Operations	\$82,000.00		Staff Professional Dev.	\$5,000.00
				Computer Software	\$2,500.00
				Resident Training	\$1,000.00
				Administration	\$29,250.00
				Benefits	\$10,500.00
				Sundries	\$250.00
				(504) Dwelling Structures	\$1,000.00
				(504) Dwelling Equipment	\$1,250.00
				Refrigerators (25)	\$9,000.00
				Stoves (25)	\$5,000.00
				Water Heaters (25)	\$5,000.00



<b>Capital Fund Program Five-Year Action Plan</b> <b>Part II: Supporting Pages—Work Activities</b>	<b>AMP02</b>
---	--------------

**AMP02**

Activities for Year : <u>  4  </u> FFY Grant: 2012 PHA FY: 2012			Activities for Year: <u>  5  </u> FFY Grant: 2013 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
				Computer Hardware	\$10,000.00
				Fees and Costs	\$2,500.00
				Contingency	0
				Operations	\$82,000.00
	Total Estimated Cost	\$705,950.00		Total Estimated Cost	\$1,279,450.00

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

[illegible]

# **ATTACHMENT I**

**in007i01**

**CAPITAL FUND PROGRAM  
GRANT #IN36P00750108  
Revised Annual Statement  
for period ending June 30, 2008**

# CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report					ATTACHMENT I	
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Kokomo Housing Authority			Grant Type and Number      Capital Fund Program Grant No: IN36P00750108 Replacement Housing Factor Grant No: N/A		Federal FY of Grant: <b>2008</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement Revision #1 May 2008 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2008 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account			Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (20%)	\$165,000.00	\$160,000.00	\$0.00	\$0.00	
3	1408 Management Improvements	\$100,500.00	\$60,500.00	\$0.00	\$0.00	
4	1410 Administration (10%)	\$80,000.00	\$80,083.00	\$0.00	\$0.00	
5	1411 Audit		\$0.00	\$0.00	\$0.00	
6	1415 Liquidated Damages		\$0.00	\$0.00	\$0.00	
7	1430 Fees and Costs	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
8	1440 Site Acquisition		\$0.00	\$0.00	\$0.00	
9	1450 Site Improvement	\$69,000.00	\$51,000.00	\$0.00	\$0.00	
10	1460 Dwelling Structures	\$432,000.00	\$432,000.00	\$0.00	\$0.00	
11	1465 Dwelling Equipment-Non expandable	\$6,500.00	\$6,500.00	\$0.00	\$0.00	
12	1470 Non-dwelling Structures		\$0.00	\$0.00	\$0.00	
13	1475 Non-dwelling Structures	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
14	1485 Demolition		\$0.00	\$0.00	\$0.00	
15	1490 Replacement Reserve		\$0.00	\$0.00	\$0.00	
16	1492 Moving to Work Demonstration		\$0.00	\$0.00	\$0.00	
17	1495.1 Relocation Costs		\$0.00	\$0.00	\$0.00	
18	1499 Development Activities		\$0.00	\$0.00	\$0.00	
19	1501 Collateralization or Debt Service		\$0.00	\$0.00	\$0.00	
20	1502 Contingency (8%)		\$749.00	\$0.00	\$0.00	
	Amount of Annual Grant (Sum of line 10-28)	<b>\$863,000.00</b>	<b>\$800,832.00</b>	<b>#REF!</b>	<b>\$0.00</b>	
22	Amount of line 21 Related to LBP Activities		\$0.00	\$0.00	\$0.00	
23	Amount of line 21 Related to Section 504 compliance	\$4,500.00	\$4,500.00	\$0.00	\$0.00	
24	Amount of line 21 Related to Security – Soft Costs	\$80,000.00	\$40,000.00	\$0.00	\$0.00	
25	Amount of Line 21 Related to Security – Hard Costs		\$0.00	\$0.00	\$0.00	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750108 Replacement Housing Factor Grant No: N/A				Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended	Balance	
Garden Square IN007001	Replace 1 Boiler/Fans/Hot Water Loop Repair	1460		\$60,000.00	\$60,000.00			\$60,000.00	
	Playground	1450		\$5,000.00	\$5,000.00			\$5,000.00	
	Convert Gas to Electric IV/VI	1460		\$10,000.00	\$10,000.00			\$10,000.00	
Dunbar Court IN0070002	Replace Furnaces (12) I/II	1460		\$25,000.00	\$25,000.00			\$25,000.00	
	Playground	1450		\$1,000.00	\$1,000.00			\$1,000.00	
	Refinish Cabinets/Replace Countertops (12) I/II	1460		\$12,000.00	\$12,000.00			\$12,000.00	
	Entry/Interior Doors II/III	1460		\$30,000.00	\$30,000.00			\$30,000.00	
Terrace Tower IN007003	Smoke Alarms Replacements	1460		\$18,000.00	\$18,000.00			\$18,000.00	
	Replace/Repair Entry Doors Front & Back	1460		\$5,000.00	\$5,000.00			\$5,000.00	
	Bathtubs II/III	1460		\$25,000.00	\$25,000.00			\$25,000.00	
	Elevator Upgrade II/III	1460		\$15,000.00	\$15,000.00			\$15,000.00	
Civic Center Tower IN007004	Replace/ Repair 3 Entry Doors Front and Back	1460		\$5,000.00	\$5,000.00			\$5,000.00	
	Replace 1 Boiler	1460		\$100,000.00	\$100,000.00			\$100,000.00	
	Seal Replacement- Windows II/II	1460		\$25,000.00	\$25,000.00			\$25,000.00	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750108 Replacement Housing Factor Grant No: N/A				Federal FY of Grant: 2008			
				Original	Revised	Funds Obligated	Funds Expended	Balance	
Pine Valley/IN007005	Bathtubs/Surrounds/Vanities II/III	1460		\$10,000.00	\$10,000.00			\$10,000.00	
	Furnace Replacement II/II	1460		\$75,000.00	\$75,000.00			\$75,000.00	
	Resurface and Reline Parking Development	1450		\$60,000.00	\$42,000.00			\$42,000.00	
Scattered Sites/IN007007	None								
Scattered Site/IN007008	None								
Superior Street/IN007009	Landscaping/Tree Trimming	1450		\$3,000.00	\$3,000.00			\$3,000.00	
PHA-Wide Management Improvements	Security Local Law Enforcement	1408		\$80,000.00	\$40,000.00			\$40,000.00	
	Staff Professional Dev.	1408		\$10,000.00	\$10,000.00			\$10,000.00	
	Resident Training	1408		\$5,000.00	\$5,000.00			\$5,000.00	
	Computer Software	1408		\$5,000.00	\$5,000.00			\$5,000.00	
	KHIDS	1408		\$500.00	\$500.00			\$500.00	
	Administration	1410		\$58,500.00	\$58,583.00			\$58,583.00	
	Benefits	1410		\$21,000.00	\$21,000.00			\$21,000.00	
	Sundries	1410		\$500.00	\$500.00			\$500.00	
	(504) Dwelling Structures	1460		\$2,000.00	\$2,000.00			\$2,000.00	
	(504) Dwelling Equipment	1465		\$2,500.00	\$2,500.00			\$2,500.00	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750108 Replacement Housing Factor Grant No: N/A				Federal FY of Grant: 2008			
				Original	Revised	Funds Obligated	Funds Expended	Balance	
	Refrigerators (30)	1465		\$2,000.00	\$2,000.00			\$2,000.00	
	Stoves (16)	1465		\$2,000.00	\$2,000.00			\$2,000.00	
	Computer Hardware	1475		\$5,000.00	\$5,000.00			\$5,000.00	
	Fees & Costs	1430		\$5,000.00	\$5,000.00			\$5,000.00	
	Contingency	1502		\$0.00	\$749.00			\$749.00	
	Operations	1406		\$165,000.00	\$160,000.00			\$160,000.00	
	Totals			\$863,000.00	\$800,832.00	\$0.00	\$0.00	\$800,832.00	

## Part III: Implementation Schedule

[illegible]



**ATTACHMENT J**

**in007j01**

**CAPITAL FUND PROGRAM  
GRANT #IN36P00750107  
PERFORMANCE AND EVALUATION REPORT  
for the period ending June 30, 2008**

CAPITAL FUND PROGRAM					
Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					ATTACHMENT J
PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750107 Replacement Housing Factor Grant No: N/A			Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement Revision # 2, March 31, 2008 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending July 31, 2008 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original - Revision 2	Revised - Revision	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (20%)	\$155,397.00	\$155,397.00	\$53,704.79	\$53,704.79
3	1408 Management Improvements	\$80,500.00	\$80,500.00	\$40,000.00	\$20,000.00
4	1410 Administration (10%)	\$77,699.00	\$77,699.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$5,000.00	\$5,000.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$52,912.93	\$52,912.93	\$45,912.93	\$45,912.93
10	1460 Dwelling Structures	\$368,806.07	\$368,806.07	\$136,959.07	\$136,959.07
11	1465 Dwelling Equipment-Non expandable	\$14,665.00	\$14,665.00	\$11,794.00	\$11,794.00
12	1470 Non-dwelling Structures	\$5,000.00	\$5,000.00	\$0.00	\$0.00
13	1475 Non-dwelling Structures	\$15,000.00	\$15,000.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency (8%)	\$2,007.00	\$2,007.00	\$0.00	\$0.00
21	Total of Annual Grant	\$776,987.00	\$776,987.00	\$288,370.79	\$268,370.79
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00		
23	Amount of line 21 Related to Section 504 compliance	\$4,500.00	\$4,500.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>									
PHA Name: Kokomo Housing Authority			Grant Type and Number Capital Fund Program Grant No: IN36P00750107 Replacement Housing Factor Grant No: N/A			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original Rev 2	Revised Rev	Funds Obligated	Funds Expended	Balance	
Garden Square IN007002	Storm Door Replacement Phase I/IV	1460		\$15,000.00	\$15,000.00				Moved from 2005
	Convert Gas to Electric III/IV	1460		\$20,000.00	\$20,000.00				
Dunbar Court IN0070002	Entry/Interior Door	1460		\$20,000.00	\$20,000.00				
Central Maintenance IN007003	Roof replacement	1470		\$5,000.00	\$5,000.00				
Terrace Tower IN007003	Bathtubs	1460	65	\$20,000.00	\$20,000.00				
	Elevator upgrade	1460		\$15,000.00	\$15,000.00	\$4,500.00	\$4,500.00		
Civic Center Tower IN007004	Elevator upgrade	1460		\$15,000.00	\$15,000.00				
	Seal Replacement- Windows	1460		\$20,000.00	\$20,000.00				
Pine Valley/IN007005	Fence Repairs/Landscaping	1450		\$45,912.93	\$45,912.93	\$45,912.93	\$45,912.93		
	Bathtubs/Surrounds/Vanities I/III	1460	30	\$30,000.00	\$30,000.00				
	Furnace Replacement	1460	10	\$30,000.00	\$30,000.00				
	Windows/Siding Phase/Landscaping III/IV	1460		\$169,806.07	\$169,806.07	\$132,009.07	\$132,009.07		
Scattered Sites/IN007007	Fence Repair/Replacement	1450		\$2,000.00	\$2,000.00				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>									
<b>PHA Name: Kokomo Housing Authority</b>			<b>Grant Type and Number</b> <b>Capital Fund Program Grant No: IN36P00750107</b> <b>Replacement Housing Factor Grant No: N/A</b>			<b>Federal FY of Grant: 2007</b>			
<b>Development Number Name/HA-Wide Activities</b>	<b>General Description of Major Work Categories</b>	<b>Dev. Acct No.</b>	<b>Quantity</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost</b>	<b>Status of Work</b>			
				<b>Original Rev 2</b>	<b>Revised Rev</b>	<b>Funds Obligated</b>	<b>Funds Expended</b>	<b>Balance</b>	
	Roof /Repair/Replacement	1460		\$6,000.00	\$6,000.00				
Scattered Site/IN007008	Fence Repair/Replacement	1450		\$2,000.00	\$2,000.00				
	Roof /Repair/Replacement	1460		\$6,000.00	\$6,000.00				
Superior Street/IN007009	Landscaping/Tree Trimming	1450		\$3,000.00	\$3,000.00				
PHA-Wide Management Improvements	Security Local Law Enforce	1408		\$40,000.00	\$40,000.00	\$40,000.00	\$20,000.00		
	Staff Professional Dev.	1408		\$10,000.00	\$10,000.00				
	Resident Training	1408		\$5,000.00	\$5,000.00				
	Computer Software	1408		\$25,000.00	\$25,000.00				
	KHIDS	1408		\$500.00	\$500.00				
Administration	Admin Salaries	1410		\$56,800.00	\$56,800.00				
	Benefits	1410		\$20,399.00	\$20,399.00				
	Sundry	1410		\$500.00	\$500.00				
	(504) Dwelling Structures	1460		\$2,000.00	\$2,000.00	\$450.00	\$450.00		
	(504) Dwelling Equipment	1465		\$2,500.00	\$2,500.00	\$699.00	\$699.00		
	Refrigerators (30)	1465		\$8,100.00	\$8,100.00	\$8,065.00	\$8,065.00		

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>									
<b>PHA Name: Kokomo Housing Authority</b>			<b>Grant Type and Number</b> <b>Capital Fund Program Grant No: IN36P00750107</b> <b>Replacement Housing Factor Grant No: N/A</b>			<b>Federal FY of Grant: 2007</b>			
<b>Development Number Name/HA-Wide Activities</b>	<b>General Description of Major Work Categories</b>	<b>Dev. Acct No.</b>	<b>Quantity</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost</b>	<b>Status of Work</b>			
				<b>Original Rev 2</b>	<b>Revised Rev</b>	<b>Funds Obligated</b>	<b>Funds Expended</b>	<b>Balance</b>	
	Stove (16)	1465		\$4,065.00	\$4,065.00	\$3,030.00	\$3,030.00		
	Computer Hardware	1475		\$5,000.00	\$5,000.00				
	Phone system/Time clock	1475		\$10,000.00	\$10,000.00				
Fees and Costs	Fees & Costs	1430		\$5,000.00	\$5,000.00				
	Contingency	1502		\$2,007.00	\$2,007.00				
	Operations	1406		\$155,397.00	\$155,397.00	\$53,704.79	\$53,704.79		
	Totals			\$776,987.00	\$776,987.00	\$288,370.79	\$268,370.79		

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

[illegible]

**ATTACHMENT K**

**in007k01**

**CAPITAL FUND PROGRAM  
GRANT #IN36P00750106  
PERFORMANCE AND EVALUATION REPORT  
for the period ending June 30, 2008**

# CAPITAL FUND PROGRAM

## Annual Statement/Performance and Evaluation Report

ATTACHMENT K

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Kokomo Housing Authority

Grant Type and Number Capital Fund Program Grant No: IN36P00750106  
Replacement Housing Factor Grant No: N/A

Federal FY of  
Grant:  
2006

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies

☐ Revised Annual Statement Revision 7, June 30, 2008

■ Performance and Evaluation Report for Period Ending: June 30, 2008

☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		Fund Balance
		Original - Revision 6	Revised - Revision 7	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$120,766.76	\$120,766.76	\$120,766.76	\$93,722.00	\$27,044.76
3	1408 Management Improvements	\$50,500.00	\$50,500.00	\$47,059.69	\$45,470.41	\$5,029.59
4	1410 Administration	\$79,482.65	\$79,482.65	\$79,482.65	\$70,504.11	\$8,978.54
5	1411 Audit	\$0.00	\$0.00			\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00			\$0.00
7	1430 Fees and Costs	\$4,741.12	\$4,741.12	\$3,741.12	\$3,741.12	\$1,000.00
8	1440 Site Acquisition	\$0.00	\$0.00			\$0.00
9	1450 Site Improvement	\$108,547.37	\$108,547.37	\$57,109.51	\$48,159.51	\$60,387.86
10	1460 Dwelling Structures	\$277,231.73	\$277,231.73	\$262,261.19	\$180,524.19	\$96,707.54
11	1465 Dwelling Equipment-Non expandable	\$85,448.06	\$85,448.06	\$79,754.59	\$33,123.59	\$52,324.47
12	1470 Non-dwelling Structures	\$0.00	\$0.00			\$0.00
13	1475 Non-dwelling Structures	\$68,425.31	\$68,425.31	\$68,425.31	\$68,425.31	\$0.00
14	1485 Demolition	\$0.00	\$0.00			\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00			\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00			\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00			\$0.00
18	1499 Development Activities	\$0.00	\$0.00			\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00			\$0.00
20	1502 Contingency	\$5,276.12	\$0.00			\$0.00
21	<b>Total of Annual Grant</b>	<b>\$795,143.00</b>	<b>\$795,143.00</b>	<b>\$718,600.82</b>	<b>\$543,670.24</b>	<b>\$251,472.76</b>
22	Amount of line 21 Related to LBP Activities	\$0.00				
23	Amount of line 21 Related to Section 504 compliance	\$4,500.00	\$4,500.00			
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00			
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00			
26	Amount of line 21 Related to Energy Conservation Measures					



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

<b>PHA Name: Kokomo Housing Authority</b>		<b>Grant Type and Number</b> <b>Capital Fund Program Grant No: IN36P00750106</b> <b>Replacement Housing Factor Grant No: N/A</b>				<b>Federal FY of Grant:</b> <b>2006</b>			
<b>Development Number Name/HA-Wide Activities</b>	<b>General Description of Major Work Categories</b>	<b>Dev. Acct No.</b>	<b>Quantity</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>		<b>Status of Work</b>	
				<b>Original Rev 7</b>	<b>Revised Rev</b>	<b>Funds Obligated</b>	<b>Funds Expended</b>	<b>Fund Balance</b>	
Garden Square IN007001	Landscaping/Tree Trimming/ Playgrounds	1450		\$9,725.00	\$9,725.00	\$2,115.08	\$2,115.08	\$7,609.92	
	Storm Door Replacement Phase I/IV	1460		\$1,000.00	\$1,000.00	\$970.00	\$970.00	\$30.00	Moved from 2005
	Convert Gas to Electric	1460		\$7,527.40	\$7,527.40	\$7,527.40	\$7,527.40	\$0.00	
Dunbar Court IN007002	Landscaping/Tree Trimming/ Sidewalks/Playground	1450		\$7,000.00	\$7,000.00			\$7,000.00	
Terrace Tower IN007003	Roof Replacement/Exhaust fans/ Replace motors (10)	1460		\$77,983.00	\$77,983.00	\$77,983.00	\$2,638.00	\$75,345.00	
	Paint Corridors/Interior Apts. II/III	1460		\$112.80	\$112.80	\$112.80	\$112.80	\$0.00	
	Landscaping/Tree Trimming/Sidewalks	1450		\$8,000.00	\$8,000.00	\$863.88	\$863.88	\$7,136.12	
Walnut Bldg. IN007003	None								
Civic Ctr Tower IN007004	Heat Pumps	1465	20	\$33,799.56	\$33,799.56	\$33,799.56	\$14,699.56	\$19,100.00	
	Replace Water Softeners	1465	1	\$4,000.00	\$4,000.00			\$4,000.00	
	Cooling Tower Upgrades	1465		\$2,000.00	\$2,000.00	\$1,755.96	\$1,755.96	\$244.04	
	Replace Fire Pumps	1465		\$20,000.00	\$20,000.00	\$18,650.00		\$20,000.00	
	Paint Corridors/Interior Apts. Ph I & II	1460		\$1,000.00	\$1,000.00			\$1,000.00	

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

<b>PHA Name: Kokomo Housing Authority</b>		<b>Grant Type and Number</b> <b>Capital Fund Program Grant No: IN36P00750106</b> <b>Replacement Housing Factor Grant No: N/A</b>				<b>Federal FY of Grant:</b> <b>2006</b>			
<b>Development Number Name/HA-Wide Activities</b>	<b>General Description of Major Work Categories</b>	<b>Dev. Acct No.</b>	<b>Quantity</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>		<b>Status of Work</b>	
				<b>Original Rev 7</b>	<b>Revised Rev</b>	<b>Funds Obligated</b>	<b>Funds Expended</b>	<b>Fund Balance</b>	
	Landscaping/Tree Trimming	1450			\$5,015.40	\$5,015.40	\$5,015.40	\$0.00	
Pine Valley IN007005	Landscaping/Tree Trimming/Playgrounds	1450		\$20,075.97	\$20,075.97	\$3,869.97	\$3,869.97	\$16,206.00	
	Windows/Siding/Phase IV/IV	1460		\$142,885.00	\$142,885.00	\$142,885.00	\$142,885.00	\$0.00	
	Fence Repair/Patio Repair/Concrete Replacement/Phase III/III	1450		\$35,781.00	\$35,781.00	\$35,781.00	\$35,781.00	\$0.00	Completed
Scattered Sites IN007007	Roof /Repair/Replacement	1460		\$4,000.00	\$4,000.00			\$4,000.00	
	Flooring (1) house	1460		\$2,000.00	\$2,000.00	\$769.26	\$769.26	\$1,230.74	901 Forest
	Furnace	1460		\$1,500.00	\$1,500.00	\$748.73	\$748.73	\$751.27	1655 Columbus
	Window Replacement (1)	1460		\$8,546.00	\$8,546.00	\$8,546.00	\$8,546.00	\$0.00	900 S. Jay 300 Oakmont
	Siding Replacement (1)	1460		\$11,661.00	\$11,661.00	\$11,661.00	\$11,661.00	\$0.00	900 S. Jay
	Driveway/Sidewalk Repair	1450		\$5,000.00	\$5,000.00			\$5,000.00	
	Kitchen cabinet Replacement	1460		\$3,000.00	\$3,000.00			\$3,000.00	
	Fence Repaired/Replacement	1450	2	\$2,000.00	\$2,000.00			\$2,000.00	
	Landscaping / Tree trimming	1450	1	\$2,000.00	\$2,000.00			\$2,000.00	
Scattered Sites IN007008	Roof Replacement	1460		\$4,850.53	\$4,850.53	\$3,200.00		\$4,850.53	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750106 Replacement Housing Factor Grant No: N/A				Federal FY of Grant:  2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original Rev 7	Revised Rev	Funds Obligated	Funds Expended	Fund Balance	
	Flooring (1) house	1460		\$2,000.00	\$2,000.00			\$2,000.00	
	Furnace Replacement	1460		\$3,192.00	\$3,192.00	\$3,192.00		\$3,192.00	
	Window Replacement (1)	1460		\$4,666.00	\$4,666.00	\$4,666.00	\$4,666.00	\$0.00	2009 Corvette Dr.
	Kitchen Cabinets	1460		\$1,308.00	\$1,308.00			\$1,308.00	
	Driveway/Sidewalk Repair	1450		\$8,950.00	\$8,950.00	\$8,950.00		\$8,950.00	
	Fence Repaired/Replacement	1450		\$2,000.00	\$2,000.00			\$2,000.00	
	Landscaping/Tree Trimming	1450		\$2,000.00	\$2,000.00			\$2,000.00	
Superior Street IN007009	Landscaping/Tree Trimming	1450		\$1,000.00	\$1,000.00	\$514.18	\$514.18	\$485.82	
PHA-Wide Management	Security Local Law Enforcement	1408		\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00	\$0.00	
Improvements	Staff Professional Dev.	1408		\$10,000.00	\$10,000.00	\$10,000.00	\$9,492.41	\$507.59	
	Resident Training	1408		\$0.00	\$0.00			\$0.00	
	Computer Software	1408		\$5,000.00	\$5,000.00	\$1,786.69	\$705.00	\$4,295.00	
	KHIDS	1408		\$500.00	\$500.00	\$273.00	\$273.00	\$227.00	
Administration	Admin Salaries	1410		\$58,136.30	\$58,136.30	\$58,136.30	\$53,301.30	\$4,835.00	

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>									
<b>PHA Name: Kokomo Housing Authority</b>		<b>Grant Type and Number</b> <b>Capital Fund Program Grant No: IN36P00750106</b> <b>Replacement Housing Factor Grant No: N/A</b>				<b>Federal FY of Grant:</b> <b>2006</b>			
<b>Development Number Name/HA-Wide Activities</b>	<b>General Description of Major Work Categories</b>	<b>Dev. Acct No.</b>	<b>Quantity</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>			<b>Status of Work</b>
				<b>Original Rev 7</b>	<b>Revised Rev</b>	<b>Funds Obligated</b>	<b>Funds Expended</b>	<b>Fund Balance</b>	
	Benefits	1410		\$20,878.00	\$20,878.00	\$20,878.00	\$16,734.46	\$4,143.54	
	Sundry	1410		\$468.35	\$468.35	\$468.35	\$468.35	\$0.00	
	(504) Dwelling Structures	1460		\$0.00	\$0.00			\$0.00	
	(504) Dwelling Equipment	1465		\$4,500.00	\$4,500.00	\$4,400.57	\$4,400.57	\$99.43	
	Refrigerators (30)	1465		\$18,748.50	\$18,748.50	\$18,748.50	\$9,867.50	\$8,881.00	
	Stove (16)	1465		\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$0.00	
	Computer Hardware	1475		\$67,087.31	\$67,087.31	\$67,087.31	\$67,087.31	\$0.00	
	Copiers/Laminators	1475		\$1,338.00	\$1,338.00	\$1,338.00	\$1,338.00	\$0.00	
Fees and Costs	Fees & Costs	1430		\$4,741.12	\$4,741.12	\$3,741.12	\$3,741.12	\$1,000.00	
	Contingency	1502		\$0.00	\$0.00			\$0.00	
	Operations	1406		\$120,766.76	\$120,766.76	\$120,766.76	\$93,722.00	\$27,044.76	
	Totals			\$795,143.00	\$795,143.00	\$718,600.82	\$543,670.24	\$251,472.76	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

[illegible]

**ATTACHMENT L**

**in007l01**

**CAPITAL FUND PROGRAM  
GRANT #in36p00750105  
PERFORMANCE AND EVALUATION REPORT  
for the period ending June 30, 2008**

# CAPITAL FUND PROGRAM

## Annual Statement/Performance and Evaluation Report

ATTACHMENT L

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Kokomo Housing Authority

Grant Type and Number

Capital Fund Program Grant No: IN36P00750105

Replacement Housing Factor Grant No: N/A

Federal FY of Grant:  
2005

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies

☐ Revised Annual Statement April 30, 2008 – Revision 9

■ Performance and Evaluation Report for Period Ending: 6/30/2008

☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		Fund Balance
		Original - Rev 8	Revised - Rev 9	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	\$160,527.80	\$160,527.80	\$160,527.80	\$160,527.80	\$0.00
3	1408 Management Improvements	22,073.49	<b>\$22,073.49</b>	\$22,073.49	\$22,073.49	\$0.00
4	1410 Administration	\$80,263.90	\$80,263.90	\$80,263.90	\$80,263.90	\$0.00
5	1411 Audit	\$0.00	\$0.00			\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00			\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00			\$0.00
9	1450 Site Improvement	\$51,293.42	\$51,293.42	\$51,293.42	\$51,293.42	\$0.00
10	1460 Dwelling Structures	\$409,246.97	\$411,267.57	\$411,267.57	\$399,977.59	\$11,289.98
11	1465.1 Dwelling Equipment—Nonexpendable	\$27,915.47	\$27,915.47	\$27,915.47	\$27,915.47	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00			\$0.00
13	1475 Non-dwelling Equipment	\$49,297.35	\$49,297.35	\$49,297.35	\$49,297.35	\$0.00
14	1485 Demolition	\$0.00	\$0.00			\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00			\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00			\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00			\$0.00
18	1499 Development Activities	\$0.00	\$0.00			\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00			\$0.00
20	1502 Contingency	\$2,020.60	\$0.00			\$0.00
<b>21</b>	<b>Total of Annual Grant</b>	<b>\$802,639.00</b>	<b>\$802,639.00</b>	<b>\$802,639.00</b>	<b>\$791,349.02</b>	<b>\$11,289.98</b>
22	Amount of line 21 Related to LBP Activities	\$0.00				
23	Amount of line 21 Related to Section 504 compliance	\$4,500.00	\$4,500.00			
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00			
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00			
26	Amount of line 21 Related to Energy Conservation Measures					

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

<b>PHA Name: Kokomo Housing Authority</b>		<b>Grant Type and Number</b> <b>Capital Fund Program Grant No: IN36P00750104</b> <b>Replacement Housing Factor Grant No: n/a</b>				<b>Federal FY of Grant:</b> <b>2005</b>			
<b>Development Number Name/HA-Wide Activities</b>	<b>General Description of Major Work Categories</b>	<b>Dev. Acct No.</b>	<b>Quantity</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>		<b>Status of Work</b>	
				<b>Original Rev 8</b>	<b>Revised Rev 9</b>	<b>Funds Obligated</b>	<b>Funds Expended</b>	<b>Balance</b>	
Garden Square IN007001	Storm Door Replacement Phase I/IV	1460	175 units	\$23,757.61	\$23,757.61	\$23,757.61	\$12,467.63	\$11,289.98	
	Fire Suppressors-Range I/III	1465	50	\$0.00	\$0.00	\$0.00		\$0.00	Completed
	Convert Gas to Electric	1460		\$0.00	\$2,020.60	\$2,020.60	\$2,020.60	\$0.00	
Dunbar Court IN0070002	Parking Lot -Reseal	1450		\$1,463.97	\$1,463.97	\$1,463.97	\$1,463.97	\$0.00	Moved from 2004
	Sidewalk Repair	1450		\$0.00	\$0.00			\$0.00	Moved to 2004
	Re-glaze bathtubs	1460	24 units	\$6,090.00	\$6,090.00	\$6,090.00	\$6,090.00	\$0.00	Moved to 2005
Terrace Tower IN007003	Balcony Repair/Tuck-Pointing/Retaining Wall Repair	1460		\$56,674.97	\$56,674.97	\$56,674.97	\$56,674.97	\$0.00	
	Repair Stairwell Masonary	1460		\$5,264.21	\$5,264.21	\$5,264.21	\$5,264.21	\$0.00	Completed
	Replace Plumbing stack-Shut off valves	1460		\$0.00	\$0.00			\$0.00	
	Paint Corridors/Interior Apts. Ph I & II	1460	2 Floors	\$14,801.61	\$14,801.61	\$14,801.61	\$14,801.61	\$0.00	Completed
	Building Entrance Doors & Card system	1460		\$8,046.08	\$8,046.08	\$8,046.08	\$8,046.08	\$0.00	Completed
Central Maintenance IN007003	Landscaping	1450		\$901.52	\$901.52	\$901.52	\$901.52	\$0.00	
	Roof-Replacement	1460		\$3,714.86	\$3,714.86	\$3,714.86	\$3,714.86	\$0.00	
Civic Center Tower IN007004	Paint Corridors/Interior Apts. Ph I & II	1460	2 Floors	\$10,691.01	\$10,691.01	\$10,691.01	\$10,691.01	\$0.00	Completed



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750104 Replacement Housing Factor Grant No: n/a				Federal FY of Grant:  2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
			Original Rev 8	Revised Rev 9	Funds Obligated	Funds Expended	Balance		
	Repair Stairwell Masonary	1460		\$7,946.53	\$7,946.53	\$7,946.53	\$7,946.53	Completed	
	Building Entrance Doors & Card system	1460		\$8,046.09	\$8,046.09	\$8,046.09	\$8,046.09	Completed	
Pine Valley IN007005	Windows/Siding Phase II/IV	1460		\$216,990.00	\$216,990.00	\$216,990.00	\$216,990.00	CO for insulated siding \$15,276.00 & Brick repair \$780.00 Complete	
	Fence & Patio Repair / Concrete Replacement /Landscaping II/III	1450		\$47,327.93	\$47,327.93	\$47,327.93	\$47,327.93	Completed	
Scattered Sites/IN007007	Landscaping / Tree trimming	1450		\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00		
	Driveway/Side walk	1450		\$0.00	\$0.00				
	Kitchen cabinet Replacement	1460		\$725.00	\$725.00	\$725.00	\$725.00	817 S. Calumet	
Scattered Sites/IN007007	Roof Replacement	1460	3	\$11,756.00	\$11,756.00	\$11,756.00	\$11,756.00		
	Furnace Replacement	1460	2	\$6,324.00	\$6,324.00	\$6,324.00	\$6,324.00		
Scattered Site IN007008	Landscaping/Tree Trimming	1450		\$0.00	\$0.00				
	Driveway/Side walk	1450		\$0.00	\$0.00				
	Kitchen cabinet Replacement	1460		\$0.00	\$0.00				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Kokomo Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00750104 Replacement Housing Factor Grant No: n/a				Federal FY of Grant:  2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
			Original Rev 8	Revised Rev 9	Funds Obligated	Funds Expended	Balance		
	Roof Replacement	1460	4	\$16,031.00	\$16,031.00	\$16,031.00	\$16,031.00	\$0.00	
	Furnace Replacement	1460	5	\$12,388.00	\$12,388.00	\$12,388.00	\$12,388.00	\$0.00	
Superior Street-In 007009				\$0.00	\$0.00			\$0.00	
PHA- Wide Management Improvements	Staff Professional Dev.	1408		\$16,508.16	\$16,508.16	\$16,508.16	\$16,508.16	\$0.00	
	Resident Training	1408		\$0.00	\$0.00			\$0.00	
	KHIDS	1408		\$500.00	\$500.00	\$500.00	\$500.00	\$0.00	
Administration	Admin Salaries	1410		\$64,591.30	\$64,591.30	\$64,591.30	\$64,591.30	\$0.00	
	Benefits	1410		\$15,644.16	\$15,644.16	\$15,644.16	\$15,644.16	\$0.00	
	Sundry	1410		\$28.44	\$28.44	\$28.44	\$28.44	\$0.00	
Fees and Costs	Fees & Costs	1430		\$0.00	\$0.00			\$0.00	
	(504) Dwelling Structures	1460		\$0.00	\$0.00	\$0.00		\$0.00	
	(504) Dwelling Equipment	1465		\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$0.00	
	Computer Software	1408		\$5,065.33	\$5,065.33	\$5,065.33	\$5,065.33	\$0.00	Completed
	Computer Hardware	1475		\$49,297.35	\$49,297.35	\$49,297.35	\$49,297.35	\$0.00	
	Refrigerators	1465	15	\$6,940.00	\$6,940.00	\$6,940.00	\$6,940.00	\$0.00	Completed
	Ranges (Stock)	1465	40	\$9,128.91	\$9,128.91	\$9,128.91	\$9,128.91	\$0.00	Completed
	Water heater (stock)	1465	21	\$7,346.56	\$7,346.56	\$7,346.56	\$7,346.56	\$0.00	
Contingency	Contingency	1502		\$2,020.60	\$0.00			\$0.00	
Operations	Operations	1406		\$160,527.80	\$160,527.80	\$160,527.80	\$160,527.80	\$0.00	
	Totals			\$802,639.00	\$802,639.00	\$802,639.00	\$791,349.02	\$11,289.98	

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: Kokomo Housing Authority		<b>Grant Type and Number</b> Capital Fund Program No: IN36P00750105 Replacement Housing Factor No: n/a					<b>Federal FY of Grant:</b>  <b>2005</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Garden Square IN007001	12/31/2006	9/7/2007	9/7/2007	06/30/2007	9/7/2007		
Dunbar Court IN007002	12/31/2006	9/7/2007	9/7/2007	06/30/2007	9/7/2007		
Terrace Tower IN007003	12/31/2006	9/7/2007	9/7/2007	06/30/2007	9/7/2007		
Civic Center Tower IN007004	12/31/2006	9/7/2007	9/7/2007	06/30/2007	9/7/2007		
Pine Valley IN007005	12/31/2006	9/7/2007	9/7/2007	06/30/2007	9/7/2007		
Scattered Site Kokomo Public Housing IN007007	12/31/2006	9/7/2007	9/7/2007	06/30/2007	9/7/2007		
Scattered Site Kokomo PHA IN007008	12/31/2006	9/7/2007	9/7/2007	06/30/2007	9/7/2007		
Superior Street IN007009	12/31/2006	9/7/2007	9/7/2007	06/30/2007	9/7/2007		
PHA-Wide Management Improvements	12/31/2006	9/7/2007	9/7/2007	06/30/2007	9/7/2007		